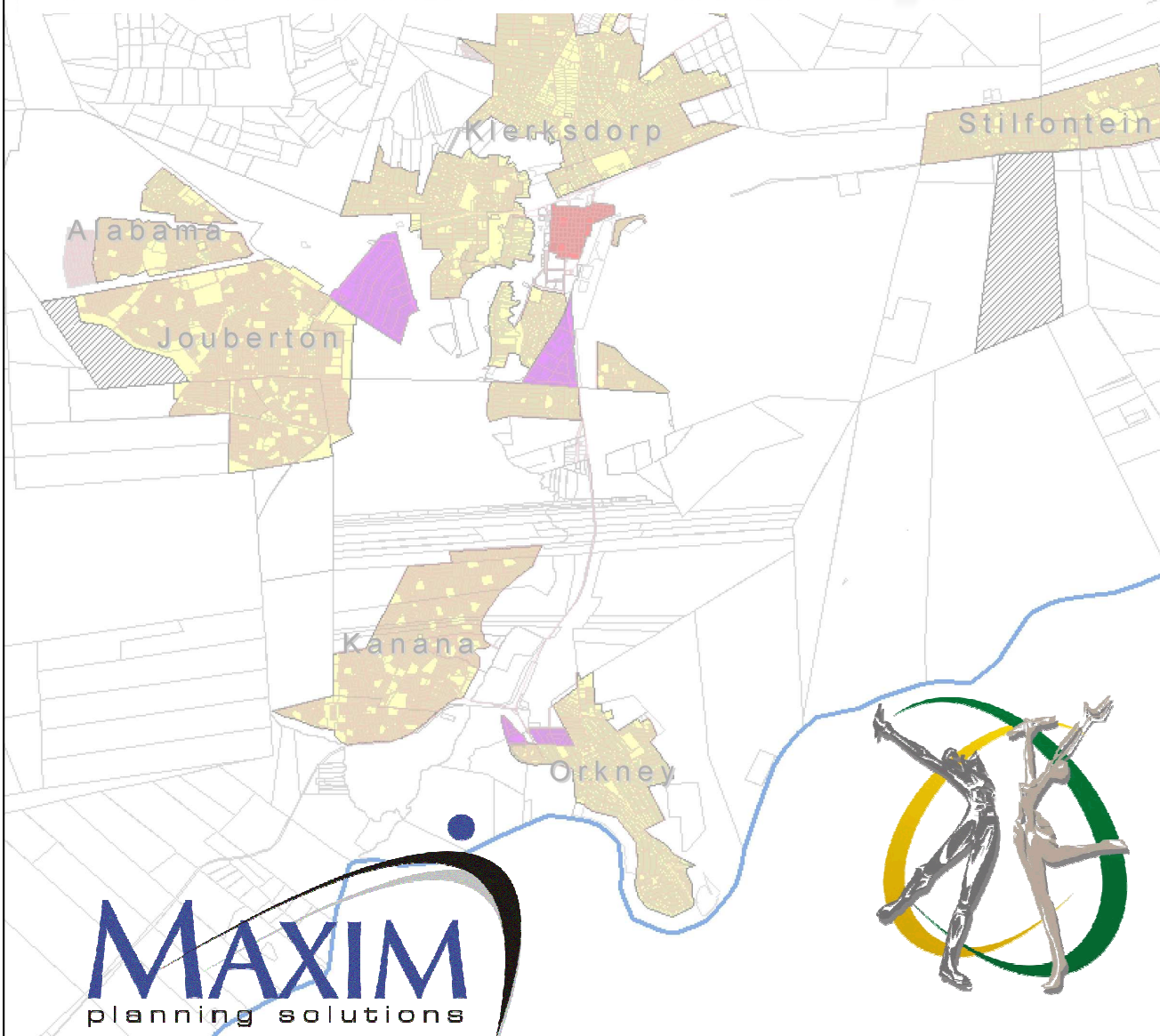


# KLERKSDORP LAND USE MANAGEMENT SCHEME, 2005



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# KLERKSDORP LAND USE MANAGEMENT SCHEME, 2005

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## ***LIST OF SCHEDULES***

- Schedule A:** DFA Principles (Refer Clause 1.29) – Chapter 1 Principles contained in Sections 3 and 4 of the Development Facilitation Act, 1995 (Act 67 of 1995)
- Schedule B:** Directive Principles contained within the Land Use Management Bill (Refer Clause 1.30)
- Schedule C:** Listed Activities as identified under Section 21 of the Environment Conservation Act, 1989 (Act 73 of 1989) (Refer Clause 1.83)
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- Schedule F:** Lines of no Access (Refer Clause 8)
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- Schedule H:** Maximum number of Dwelling Units / Flats or Permitted Floor Area per Residential 2 Erf (Refer Clause 10.2.2)
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- Schedule O:** Provincial Guidelines – North West Policy for the establishment of Country Estates, Private Resorts and Public Resorts in terms of the Development Facilitation Act, 1995 (Act 67 of 1995) (Refer Clause 32.1.5 and 33.1.6)
- Schedule P:** Liquor Enterprise (Refer Clause 41.1.1)
- Schedule Q:** Taverns (Refer Clause 42.1.1)

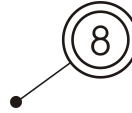
# ***PART 1: DEFINITIONS OF TERMS***

## **1. DEFINITIONS,**

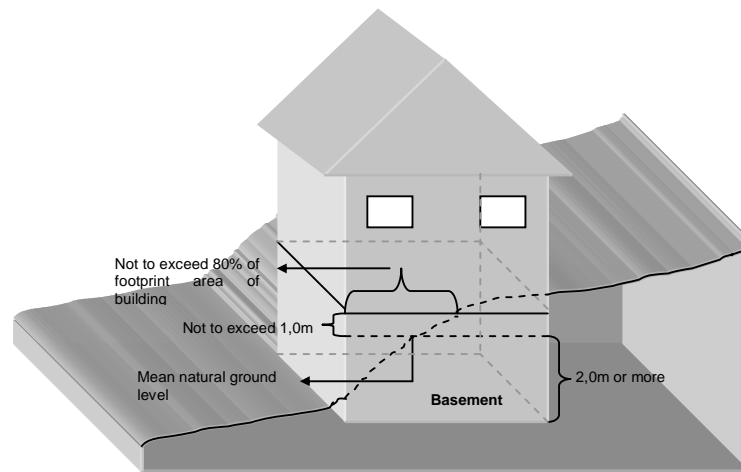
In this *Scheme*, unless the context otherwise indicates, the following words and expressions have the respective meanings hereby assigned to them:

- 1.1 ABATTOIR – means a slaughtering facility, whether stationary or mobile, at or on which animals are slaughtered or intended to be slaughtered, and includes areas in or adjacent to such facilities where carcasses are chilled and meat or animal products are handled and in respect of which a registration certificate has been issued in terms of section 8(1) of the Meat Safety Act, 2000 (Act No. 40 of 2000) and in respect of which a grading has been determined in terms of section 8(2) of the said Act.
- 1.2 ACCOMMODATION ENTERPRISE – a residential enterprise which can be conducted from rooms, without a kitchen of its own or a dwelling unit and which forms part of a dwelling unit which is not permanently occupied or where the dominant use of the property calculated solely on the number of bedrooms (excluding lounge, dining, kitchen and living room areas) is no longer residential, used for the accommodation of visitors on a temporary basis, subject to such requirements laid down by the Local Authority and may include concepts such as *guest houses*, bed and breakfast establishments and self catering establishments but excludes uses included in the definition of a 'Hotel', 'Place of Refreshment', 'Teagarden', 'Restaurant', 'Place of Amusements', 'Conference Facility' and 'Social Hall'.
- 1.3 AERODROME – land used or a building designed or used for the landing, departure, storage and maintenance of aircraft and may include landing fields, runways, taxiways, heliport, hangars, control towers, fuel storage and supply areas, public enclosures as well as such training facilities approved by the Local Authority appurtenant to the use of the property for the purposes of an aerodrome, provided that the establishment and operation of an aerodrome shall be subject to the provisions of the Aviation Act, 1962 (Act 74 of 1962) as amended and any regulations made thereunder.
- 1.4 AGRICULTURE - Land that is used or intended to be used for buildings and land uses associated with farming practices, and specifically for the following activities:
- 1.4.1 Production of food and fibre
  - 1.4.2 Cultivation of crops
  - 1.4.3 Farming of livestock, poultry and bees
  - 1.4.4 Horticulture and market gardening
  - 1.4.5 Farm settlement
  - 1.4.6 Urban agriculture
  - 1.4.7 The use of buildings for associated activities including educational activities (subject to the provisions of Clause 48).

- 1.5 ANNEXURES TO THE SCHEME - documents comprising of provisions, inter alia, special rights and conditions applicable to those [properties](#) shown on the [Scheme Maps](#) by the following encircled figures.



- 1.6 AREA OF THE SCHEME - The area described in Clause 53 of the [Scheme](#).
- 1.7 BAKERY - A [building](#) in which bread, rusks, biscuits, pies, pastries, confectionery and other baked products are produced in bulk for distribution to wholesalers and/or retailers, as well as such retail as may be approved by the [Local Authority](#).
- 1.8 BASEMENT – means any portion of a [building](#) of which the floor is two metres or more below the mean natural ground level of the ground covered by the [building](#) and of which no part of the ceiling is more than one metre above such mean level: Provided that the area of the [building](#) located above such mean level shall not exceed 80% of the footprint area of such [building](#).



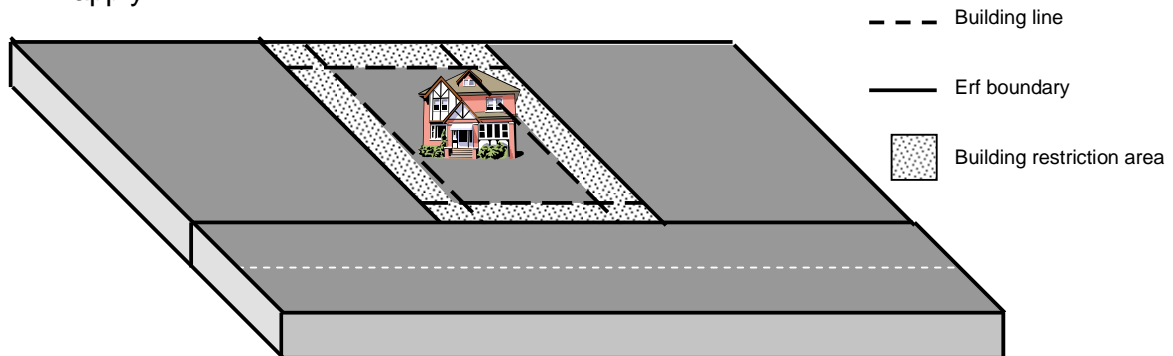
- 1.9 BIODIVERSITY – a measure of the number and relative abundance of biological species. The variability among living organisms from all sources including, inter alia, terrestrial, marine, and other aquatic ecosystems and the ecological complexes of which they are part; this includes diversity within species, between species, and of ecosystems.
- 1.10 BUILDERS YARD - [land](#) or [buildings](#) which are used for the storage of:
- 1.10.1 materials which are –
    - 1.10.1.1 required for construction, or is normally used for construction; or
    - 1.10.1.2 derived from demolition or excavations; or
    - 1.10.1.3 required or normally used for improvements on [land](#), such as material used for the construction of streets, installation of essential services or any other [building](#) either for public or private purposes;



- 1.10.2 or used for the preparation of the material thus stored, but does not include a builder's yard established for the purpose of temporary storing such material in connection with and for the duration of construction in the vicinity of such builder's yard and does not include storage at a [shop](#); and
- 1.10.3 vehicles and implements necessary or ancillary to the works and services referred to in Clause 1.10.1.1 to 1.10.1.3 supra
- 1.10.4 may include administrative offices incidental to the above-mentioned uses.

1.11 **BUILDING** – includes structures or constructions of any nature whatsoever.

1.12 **BUILDING LINE** – an imaginary line on a [property](#) usually parallel to and at a specific distance from a boundary and between which line and boundary no [buildings](#), except those permitted in the [Scheme](#), may be erected: Provided that where building lines overlap on any [property](#), the most restrictive building line will apply.



1.13 **BUILDING RESTRICTION AREA** - an area wherein no [building](#), except those permitted in the [Scheme](#), may be erected. (Refer Clause 1.12)

1.14 **BY-LAWS** – means the by-laws, orders or municipal regulations for the time being in force in the [area of the Scheme](#) by virtue of any applicable legislation.

1.15 **CAFETERIA** - a [building](#) or a part thereof used for the preparation and supply of food, non-alcoholic beverages, sweets, snacks, refreshments, tobacco products, reading matter and similar ancillary convenience items for the exclusive use of employees of a firm on the same [site](#) and/or the use of visitors to a private or public resort, sports club, recreation area and / or mass transport facility provided that the establishment and operation of a Cafeteria for the sale or supply to customers of any foodstuff in the form of meals for consumption on or away from the [property](#) (excluding a cafeteria exclusively used for employees) shall be subject to a licence in terms of the Business Act, 1991 (Act 71 of 1991).

1.16 **CARAVAN PARK** – [land](#) provided with adequate ablution facilities for the temporary accommodation of [mobile dwelling units](#) and / or tenting or camping ground.

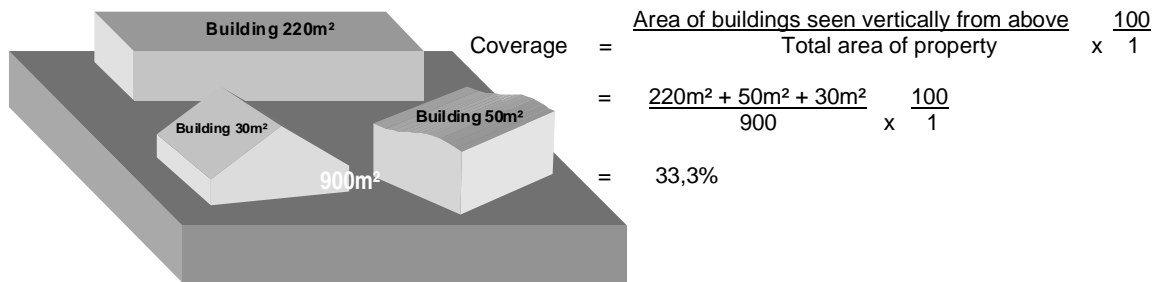
- 1.17 CEMETERY – means [land](#) and [buildings](#) used for the purpose of a cemetery and may include [buildings](#) used as a mourning chapel, crematory, wall of remembrance, as well as such subservient [buildings](#) used in connection with the maintenance of the cemetery.
- 1.18 COMMERCIAL USE – uses such as distribution centres, [wholesale trade](#), storage, warehouses, cartage and transport services, laboratories and computer centres and may include offices that are subordinate and complementary to the commercial use of the [land](#), and, subject to Clause 48, [industries](#), as well as such [retail trade](#) that in the opinion of the [Local Authority](#), can be practised as consent use where the nature and extent thereof justifies it.
- 1.19 COMMUNAL PROPERTY ASSOCIATION (CPA) – means an association which is registered or qualifies for registration in terms of Section 8 of the Communal Property Registration Act, 1996 (Act 28 of 1996).
- 1.20 COMMUNE – a [dwelling unit](#), where persons, other than in family context, live together.
- 1.21 CONFERENCE FACILITY – means a [building](#) designed for use or used as a temporary lecture hall, training facility, conducting of workshops, meetings, conferences, symposiums and related uses, but does not include “[Institution](#)” and “[Place of Instruction](#)”. The area used for a conference facility may be restricted by the [Local Authority](#), and is further subject to the policy of the [Local Authority](#) as amended from time to time.
- 1.22 CONSENT REGISTER – a register containing particulars regarding all consents including [written](#) and [special consent](#) granted by the [Local Authority](#) as well as conditions pertaining to such consent.
- 1.23 CONSERVANCY – informally protected area that has been established on a voluntary basis including a registered game farm but excluding facilities included in the definition of a “[Place of Refreshment](#)”, “[Restaurant](#)”, and “[Place of Amusement](#)”, “[Guest House](#)”, “[Accommodation Enterprise](#)”, “[Resort](#)” or “[Conference Facility](#)”.
- 1.24 CONSERVATION PURPOSES – means purposes normally or otherwise reasonably associated with the use of [land](#) for the preservation or protection of the natural or built environment, including the preservation or protection of the physical, ecological, cultural or historical characteristics of [land](#) against undesirable change or human activity.
- 1.25 CONTROLLING AUTHORITY – the controlling authority as defined in Section 1 of the Advertising on Roads and Ribbon Development Act, 1940 (Act 21 of 1940) or the Commission as defined in the South African National Roads Agency Limited and National Roads Act, 1998 (Act 70 of 1998) as the case may be.
- 1.26 COUNTRY ESTATE – [land](#) outside the urban edge used for the purpose of dwelling units (non-permanent as well as permanent occupation) for full title or sectional title development – nature orientated – on agricultural land, state land or municipal land.



1.27 COVERAGE – the area of a [property](#) covered by [buildings](#) as seen vertically from above and expressed as a percentage of the area of the [erf](#) but excluding the following:

1.27.1 a structure without a roof or covered by hail net;

1.27.2 roof overhang of less than 1 metre.



1.28 CREMATORIUM – means a [building](#) equipped with the necessary specialised equipment used for a cremation, including all equipment reasonably necessary or appurtenant thereto and includes any structure approved by the [Local Authority](#) under special circumstances as cremation subject to the provision of the Crematoriums Act, 1965 (Act 18 of 1965).

1.29 CULTURAL HERITAGE SITE – this includes all world, national and provincial heritage sites (archaeological sites, graves, forts, rock art sites, battlefields, conservation-worthy buildings as well as monuments, memorials and natural sites).

1.30 DFA PRINCIPLES – the Chapter 1 Principles contained in Sections 3 and 4 of the Development Facilitation Act, 1995 (Act 67 of 1995). (Refer [Schedule A](#))

1.31 DIRECTIVE PRINCIPLES – means the principles as contained within the Land Use Management Bill and in any subsequent amendment thereto or the enactment of such Bill at which time the Directive Principles contained within such Act shall supersede those contained within the Land Use Management Bill. (Refer [Schedule B](#))

1.32 DISPENSING CHEMIST – an enterprise supplying only medicine as defined in the Medicines and Related Substances Act, 1965 (Act 101 of 1965), as amended, as prescribed by a registered medical practitioner only and subject to the provisions of section 22(c), (d) and (e) as well as such other conditions imposed in terms of the Medicines and Related Substances Act, 1965 (Act 101 of 1965) and in any amendments thereof.

- 1.33 DRIVE-IN-RESTAURANT – [land](#) used or a [building](#) designed or used as a [place of refreshment](#) from where food and refreshments are served to clients who are, inter alia, seated in parked vehicles for consumption on or away from the concerned [property](#) provided that the establishment and operation of a Drive-in-restaurant for the sale or supply to customers of any foodstuff in the form of meals for consumption on or away from the [property](#) shall be subject to a licence in terms of the Business Act, 1991 (Act 71 of 1991).
- 1.34 DRIVE-THRU-RESTAURANT - [land](#) used or a [building](#) designed or used as a [place of refreshment](#) from where food and refreshments are sold and served to clients in vehicles for consumption away from the concerned [property](#) provided that the establishment and operation of a Drive-thru-restaurant for the sale or supply to customers of any foodstuff in the form of meals for consumption away from the [property](#) shall be subject to a licence in terms of the Business Act, 1991 (Act 71 of 1991).
- 1.35 DRY CLEANER – means a [building](#) designed and used for the cleaning of clothes and garments utilising a chemical process and processes associated therewith and may include alterations to clothes and garments by an in-house tailoring service.
- 1.36 DWELLING HOUSE - see “[Dwelling Unit](#)”.
- 1.37 DWELLING HOUSE OFFICE - means an existing [dwelling unit](#) that is converted and used as an [office](#), provided that the elevation treatment of the [buildings](#) maintains a residential character and appearance complementary to the environment.
- 1.38 DWELLING UNIT - an interconnected suite of rooms which does not include more than one kitchen, designed for occupation and use by a single [family](#) or [extended family](#) and which may include such outbuildings and servants quarters as are ordinarily incidental thereto.
- 1.39 ELECTRICAL PURPOSES – means [land](#) used or a [building](#) designed or used for the purposes of electricity services and more specifically for the purpose of Eskom, provided that any other institution that supplies a similar or complimentary service can be accommodated on the [erf](#) or [building](#) with the [special consent](#) of the [Local Authority](#).
- 1.40 ENVIRONMENTAL IMPACT ASSESSMENT (EIA) - a process of examining the environmental effects of development in terms of the requirements of the Environment Conservation Act, 1989 (Act 73 of 1989).
- 1.41 ENVIRONMENTAL MANAGEMENT PLAN – means a management plan as contemplated in terms of section 11 of the National Environmental Management Act, 1998 (Act 107 of 1998) or section 39 of the Mineral and Petroleum Resources Development Act, 2002 (Act 28 of 2002) applicable to the specific circumstances.
- 1.42 ERECTION OF A BUILDING – means and includes any structural alteration or addition to a [building](#) or groundworks in connection therewith.

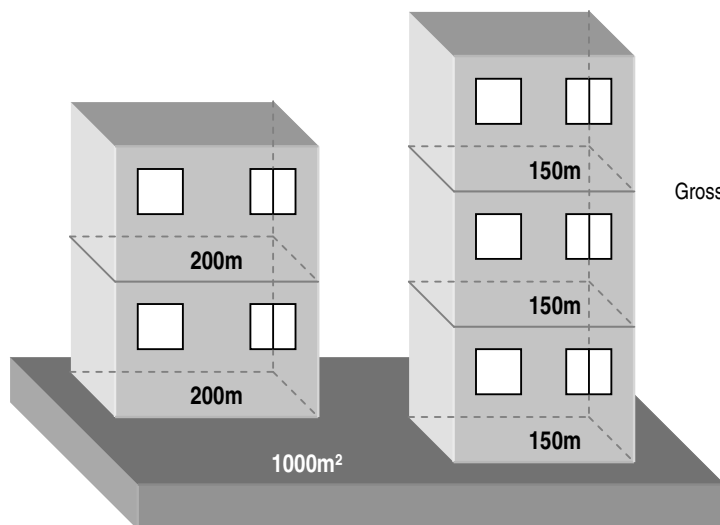
- 1.43 ERF - means land in an approved township registered in a deeds registry as an erf, lot, plot or stand or as a portion or the remainder of any erf, lot, plot or stand or land indicated as such on the general plan of an approved township, and includes any particular portion of land laid out as a township which is not intended for a public place, whether or not such township has been recognised, approved or established as such as well as any portion of land identifiable by means of boundaries or beacons within [Farm Settlements](#); [Informal Rural Settlements](#) and [Semi-Formal Rural Settlements](#).
- 1.44 EXISTING BUILDING - a [building](#) erected in accordance with an approved building plan as set out in the Act on National Building Regulations and Building Standards, 1977 (Act 103 of 1977) and any amendments thereof, and where the building constructions are completed on or before the "[fixed date](#)" or was started before that date and was completed after that date within a reasonable time as determined by the [Local Authority](#).
- 1.45 EXISTING USE - the otherwise legal use of [land](#) and / or [buildings](#) exercised on or before the [fixed date](#) and which is contradictory to the stipulations of the [Scheme](#).
- 1.46 EXTENDED FAMILY - comprises a [family](#) with related family members.
- 1.47 FACTORY - a factory as defined in the Act on Machinery and Professional Safety (Act 6 of 1983) or any amendment thereof.
- 1.48 FAMILY - a man or a woman or both with or without their parents, and with or without their unmarried children.
- 1.49 FARM SETTLEMENT - the use of [land](#) for homesteads for people living on a commercial farm and is associated with the bona fide farming activities of that specific farm.
- 1.50 FILLING STATION - [land](#) used or a [building](#) designed or used for the purposes of the fuelling, washing, polishing and lubrication of motor vehicles, including incidental and routine maintenance but excluding a "[Public Garage](#)", panel beating, spray-painting and major repairs and can include the retail trade of emergency spare parts and auxiliary items as a complimentary subservient service as well as a convenience store of which the area, including store rooms, shall not exceed a total area of 100m<sup>2</sup> (or such other floor area as approved by the [Local Authority](#) with [Special Consent](#)), provided that if any other area is stipulated by any approving authority, the most prohibitive condition shall prevail.
- 1.51 FIXED DATE - the date on which the [Local Authority](#) gives notice in the Provincial Gazette that this [Scheme](#) is in operation.
- 1.52 FLAT - a group of [dwelling units](#) contained in a building(s) with a communal entrance.
- 1.53 FLOOR AREA – the total of the floor area occupied by a [building](#) at the floor level of each [storey](#). Provided that in the calculation of the floor area the following areas shall not be included:

- 1.53.1 unroofed [buildings](#), open roofs and areas occupied by external fire escapes;
- 1.53.2 parking spaces and vehicle manoeuvring areas for the occupants of the [building](#);
- 1.53.3 entrance passages and corridors (excluding entrance halls, porches and corridors in a [dwelling unit](#) or a [residential building](#) where such entrance halls, porches and corridors are not enclosed by other walls or windows);
- 1.53.4 accommodation for the lift motors and other mechanical or electrical equipment necessary for the proper utilisation of the [building](#);
- 1.53.5 housing for servants on the roof of a [building](#): Provided that the floor area thus excluded shall not exceed three percent of the permissible floor area of such [building](#);
- 1.53.6 a veranda or balcony in a [building](#): Provided that such veranda or balcony shall not be enclosed except by means of a parapet at most one metre (1m) high or a wire gauze screen;
- 1.53.7 areas reasonably used for the cleaning, maintenance and care of the [building](#) or buildings, except [dwelling units](#) for supervisors, cleaners and caretakers;
- 1.53.8 passageways for pedestrians.

1.54 **FLOOR AREA RATIO (F.A.R)** – means the ratio obtained by dividing the *gross floor area* of a [building\(s\)](#) by the total area of the [property](#) on which the [building\(s\)](#) is / are erected, thus:

$$\text{F.A.R} = \frac{\text{Gross Floor Area of a building(s)}}{\text{Total area of property on which the building(s) is / are erected or is / are to be erected}}$$

$$\begin{aligned} \text{F.A.R} &= \frac{(200\text{m}^2 + 200\text{m}^2 + 150\text{m}^2 + 150\text{m}^2 + 150\text{m}^2)}{1000} \\ &= \frac{850\text{m}^2}{1000} \\ &= 0,85 \end{aligned}$$



$$\begin{aligned} \text{Gross Floor Area of a building(s)} &= \text{Total area of property on which the building(s) is / are erected or is / are to be erected} \times \text{F.A.R} \\ &= 1000\text{m}^2 \times 0,85 \\ &= 850\text{m}^2 \end{aligned}$$

- 1.55 FUNERAL PARLOUR - a [building](#) used or designated for use as a mourning or funeral chapel and includes such other [buildings](#) designed for use in connection therewith and which is normally ancillary to or reasonably necessary for the business of a funeral undertaker but shall exclude a [crematorium](#). Provided that the establishment and operation of a funeral parlour shall be subject to the provisions of the Regulations relating to Funeral Undertaker's Premises promulgated in the Government Gazette by virtue of Notice No. R237 on 08 February 1985 in terms of sections 33 and 39 of the Health Act, 1977 (Act 63 of 1977).
- 1.56 GOVERNMENT PURPOSES – [land](#) used or [buildings](#) designed or used for government or [municipal purposes](#) which may include communal facilities provided by the Government or the [Local Authority](#).
- 1.57 GROSS FLOOR AREA – see "[Floor Area](#)".
- 1.58 GROSS LEASABLE FLOOR AREA - the [floor area](#) that is designed for the occupation and control by a tenant, or that is suitable therefore, measured from the centre line of joint partitions and the internal surface of external walls.
- 1.59 GROUND FLOOR - the [storey](#) of which the floor is on the lowest natural ground level.
- 1.60 GROUP HOUSING - a group of detached and / or attached [dwelling units](#) on a stand or stands that form an integrated, harmonious and architectural unit and include concepts like group housing, townhouses, simplexes, duplexes and all such development, but excludes uses included in the definition of "[Dwelling House](#)", "[Residential Building](#)" or "[Flat](#)".
- 1.61 GUEST HOUSE - a residential enterprise which can be conducted from rooms, without a kitchen of its own or a [dwelling unit](#) and which forms part of a permanently occupied [dwelling unit](#), used for the accommodation of visitors on a temporary basis, subject to such requirements laid down by the [Local Authority](#), provided that:
- 1.61.1. the dominant use of the [property](#) shall remain residential and the dominant use shall be calculated solely on the number of bedrooms (excluding lounge, dining, kitchen and living room areas);
  - 1.61.2. the [owner](#) or [occupant](#) of the [dwelling unit](#) shall reside on the [property](#) and shall also conduct the residential enterprise;
  - 1.61.3. the use shall not interfere with the amenity of the neighbourhood;
  - 1.61.4. the preparation and serving of food and meals shall be restricted to the inhabitants of the [dwelling unit](#) and guest house only.
- 1.62 GYMNASIUM - a business where people do physical and aerobic exercises with or without apparatus.
- 1.63 HEIGHT - the height of the [building](#) expressed in the number of [storeys](#).

- 1.64 HIGH POTENTIAL / UNIQUE AGRICULTURAL LAND - best available, primarily from the national perspective, but with allowance of provincial perspective; land best suited to, and capable of, consistently producing acceptable yields of a wide range of crops (food, feed, forage, fibre and oilseed), with acceptable expenditure of energy and economic resources and minimal damage to the environment.
- 1.65 HOME ENTERPRISE – a small scale enterprise which is used by the occupant of a dwelling unit for the conducting of a practice or occupation with the aim of deriving income therefrom and which is practiced by a maximum of three (3) persons, of which at least one is a full time resident of the property subject to such requirements imposed by the Local Authority and subject to the policy of the Local Authority as amended from time to time provided that –
- 1.65.1 the dominant use of the property shall remain residential;
  - 1.65.2 the business shall not exceed a floor area of 40m<sup>2</sup>;
  - 1.65.3 the comments from surrounding owners be obtained;
  - 1.65.4 the business shall not be noxious; and
  - 1.65.5 the business shall not interfere with the amenity of the neighbourhood;
  - 1.65.6 sufficient parking is available as stipulated in terms of Clause 13 for the relevant land use;
  - 1.65.7 no title condition applicable to the property may be transgressed;
  - 1.65.8 only the following land uses be considered for home enterprise:
    - 1.65.8.1 Spaza
    - 1.65.8.2 Shop
    - 1.65.8.3 Vehicle workshop (restricted to light passenger vehicles with a carrying capacity of 12 passengers or less and light delivery vehicles (LDV) with a gross vehicle mass not exceeding 3 500kg)
    - 1.65.8.4 Offices
    - 1.65.8.5 Dwelling house office
    - 1.65.8.6 Service enterprise
    - 1.65.8.7 Medical consulting rooms
    - 1.65.8.8 Commercial (restricted to distribution centres and storage).



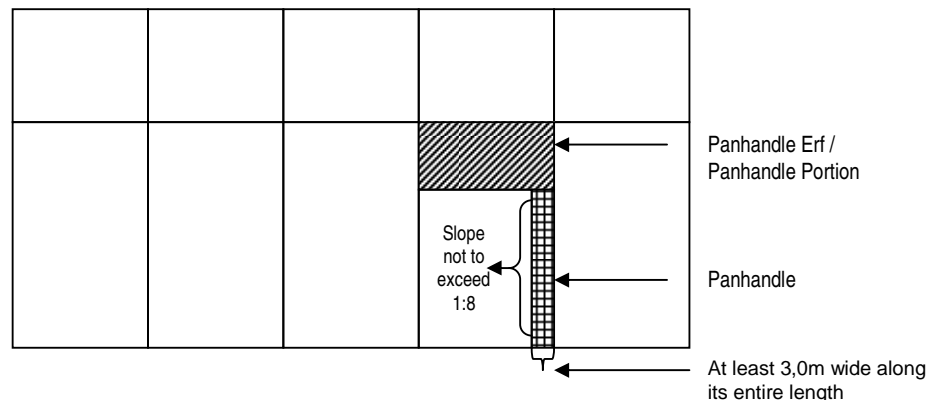
- 1.66 HOTEL - an accommodation enterprise that is registered as a Hotel by virtue of Section 1 of the Act on Hotels 1965 (Act 70 of 1965) as amended and includes places of amusement and places of refreshment.
- 1.67 INDUSTRY - the use of land or a building for a factory, distributing depot, wholesale, storage, warehouse for the storage of wholesale merchandise, carting and transport services, laboratories, workshop and vehicle workshop and may also include offices which are normally associated with or which are reasonably essential for the main use as well as the sale of goods wholly or partially manufactured, processed or packed on the property.
- 1.68 INFORMAL BUSINESS - the conducting of a business which, with the consent of the Local Authority after consultation with the surrounding owners, is conveyed from place to place, whether by vehicle or otherwise, in a street or at any other place accessible to the public, at any open property or in, on or from any vehicle or moveable structure, subject to such requirements laid down by the Local Authority.
- 1.69 INFORMAL RURAL SETTLEMENT - settlement situated on private, tribal or state land. Settlement is not planned or surveyed. Ownership is communal and is managed by a Communal Property Association or Tribal Authority.
- 1.70 INFORMAL STRUCTURE - residential shelter of a temporary nature in accordance with the provisions of the Act on National Building Regulations and Building Standards, 1977 (Act 103 of 1977) and any amendments thereof subject to the provisions of Clause 26.
- 1.71 INSTITUTION – a building designed to be used as a charitable institution, hospital, nursing home, home care centre, step down facility, orphanage, old age home, clinic or sanatorium, either public or private, including ancillary but subservient medical consulting rooms and offices but does not include land or buildings designed or used exclusively or primarily for any of the following purposes:
- 1.71.1 institutions used mainly as offices or for administrative work;
  - 1.71.2 premises licensed under Act 18 of 1973 for the detention of mentally disordered persons; or
  - 1.71.3 a mental hospital;
  - 1.71.4 a hospital, sanatorium or clinic used mainly for the treatment of infectious or contagious diseases.
- 1.72 INTEGRATED DEVELOPMENT PLAN (IDP) - a participatory planning process aimed at developing a strategic development plan to guide and inform all planning, budgeting, management and decision-making in a Local Authority, in terms of the requirements of Chapter 5 of the Municipal Systems Act, 2000 (Act 32 of 2000).

- 1.73 INTERNET CAFÉ – [land](#) used or a [building](#) designed or used for the provision for purposes of financial gain of internet access through the use of computers and ancillary equipment and may include the subservient serving of hot or cold beverages and light snacks exclusively to persons utilising the facility for the purposes aforesaid provided that the sale or supply to customers of any foodstuff in the form of meals for consumption on or away from the [property](#) shall be subject to a licence in terms of the Business Act, 1991 (Act 71 of 1991).
- 1.74 KENNELS - means [land](#) used for the purpose of keeping, breeding, accommodating and lodging of any domestic animal.
- 1.75 KIOSK - means a [building](#) designed and used for the preparation or retail sale of light snacks and refreshments as well as the retail sale of cold drinks, tobacco, reading material and sweets provided that the establishment and operation of a Kiosk for the sale or supply to customers of any foodstuff in the form of light snacks for consumption on or away from the [property](#) (excluding a kiosk exclusively used for employees) shall be subject to a licence in terms of the Business Act, 1991 (Act 71 of 1991).
- 1.76 LAND - also includes any improvements on land, any interest in land as well as land covered by water.
- 1.77 LAND USE APPLICATION – an application submitted to the Land Use Regulator as defined in terms of section 33 of the Land Use Management Bill or [Local Authority](#) having jurisdiction upon application.
- 1.78 LAND USE MANAGEMENT (LUM) - means establishing or implementing any statutory or non-statutory mechanism in terms of which the use of [land](#) is or may be restricted or in any other way regulated.
- 1.79 LAND USE MANAGEMENT ACT – the enactment of the Land Use Management Bill.
- 1.80 LAND USE SCHEME
- 1.80.1 Means a scheme which determines and regulates the use and development of [land](#) in an area.
- 1.80.2 Includes the land use parameters applicable to such land use.
- 1.81 LAUNDROMAT – means a [building](#) designed and used for the provision of washing machines and clothes dryers to be utilised by the general public on payment for the washing of clothes and garments and the subsequent drying thereof.
- 1.82 LIGHT INDUSTRY - a use, which, in the opinion of the [Local Authority](#) is a small-scale industry, with emphasis on non-noxious production activities, maintenance and repair, as well as [retail trade](#) in connection therewith, that shall not cause the deterioration of the amenity of the neighbourhood or cause disturbance in consequence of noise, appearance, odour or activities or any reason whatsoever and may include [offices](#) which are related directly to and are complementary to the main use.]

- 1.83 LIQUOR ENTERPRISE – [land](#) used or a [building](#) designed or used for the purpose of carrying on [retail trade](#) in liquor products as defined in terms of section 2(1)(xv) of the Liquor Act, 1989 (Act 27 of 1989) and in any amendments thereof, for consumption off the licensed premises and includes uses requiring brewers licenses, liquor store licenses, sorghum beer brewer's licenses, sorghum beer licenses for off-consumption and special licenses for off-consumption as defined in terms of Chapter 8 of the Liquor Act, 1989 (Act 27 of 1989) but excludes uses requiring grocers' wine licenses as defined in terms of Chapter 8, Sections 87 to 90 of the Liquor Act, 1989 (Act 27 of 1989) and in any amendments thereof.
- 1.84 LISTED ACTIVITIES - development actions that are likely to result in significant environmental impact as identified by the Minister of Environmental Affairs and Tourism in terms of section 21 of the Environment Conservation Act, 1989 (Act 73 of 1989). (Refer [Schedule C](#))
- 1.85 LIVESTOCK YARD – [land](#) used or a [building](#) designed or used for the keeping of and retail / wholesale in livestock including inter alia horses, mules, goats, pigs, poultry, ostriches and other animals or birds for human consumption or of a domestic nature but excludes activities included in the definition of '[Agriculture](#)' and '[Abattoirs](#)'.
- 1.86 LOADING SPACE - means a rectangular area of not less than 3m by 16m in size or such other size as determined by the [Local Authority](#) utilized exclusively for the loading or off-loading of people and goods from vehicles.
- 1.87 LOCAL AUTHORITY – the City Council of Klerksdorp and / or any employee in its service to whom the authority is delegated.
- 1.88 MAP - the [scheme map](#) marked Map 3 as amended from time to time.
- 1.89 MEDICAL CONSULTING ROOMS - a [building](#) designed or adapted as professional rooms for medical practitioners including general practitioners, medical specialists, pathologists, radiologists, dentists, ophthalmologists and similar uses such as veterinary surgeons, and may include a [dispensing chemist](#) not exceeding 12m<sup>2</sup> but not uses included in the definition of "[Institution](#)".
- 1.90 MINING - [land](#) and [buildings](#), that under the Mineral and Petroleum Resources Development Act, 2002 (Act 28 of 2002) and any amendments thereof, are used or designated for mining and/or exploitation of minerals, or for which purpose a permit has been issued under the fore-mentioned Act.
- 1.91 MINOR STRUCTURAL ALTERATIONS - means small structural changes to an existing [building](#) for which a building plan is not a requirement.
- 1.92 MOBILE DWELLING UNIT - a prefabricated mobile unit of an interconnected set of rooms that does not include more than one kitchen and is designed for use by a single or [extended family](#), and which is moveable such as caravans and park homes.

- 1.93 MOTOR GRAVE YARD – means *land* used or a [building](#) designed or used for the purposes of dumping and abandoning disused motor vehicles and parts thereof, other than for purposes of re-sale or further use.
- 1.94 MUNICIPAL PURPOSES - such use of [land](#) for which the [Local Authority](#) is authorised in terms of any law.
- 1.95 NOXIOUS USE – a use considered to be harmful by the [Local Authority](#) for reasons of danger, noise, smells, pollution or amenity and includes inter alia uses or activities as defined in [Schedule D](#) as well as such uses or activities as determined by the [Local Authority](#) provided that the [Local Authority](#), on receipt of a written representation and through examination and consultation with the Health Department of the [Local Authority](#) and / or other specialists on the field of environmental protection and pollution, is convinced that the annoyance of the use can be held within acceptable limits by measures and / or process, can allow such a use subject to such conditions as deemed to be necessary.
- 1.96 NURSERY – [land](#) used or [buildings](#) designed or used for the purposes of growing plants or seed for horticulture, growing of vegetables, flowers or any other shrub or tree or the purchasing of plants and / or [retail trade](#) therein, including subservient [retail trade](#) in related and non-motorised gardening equipment, garden furniture or decorations as well as irrigation equipment, excluding however agricultural equipment.
- 1.97 OCCUPANT - in relation to any [building](#), building construction or *land* includes the following : Any person actually occupying such [building](#), structure or [land](#) or is legally entitled to occupy it, or anybody having the authority to manage such [property](#), and includes the agent of such a person who is absent from the area or whose whereabouts are unknown.
- 1.98 OFFICE - a [building](#) used or designed to be used for administrative, clerical or professional purposes and includes banks, insurance companies and building societies and micro lenders but excludes [medical consulting rooms](#).
- 1.99 ORDINANCE – the applicable Ordinance, as well as any amendment thereof.
- 1.100 OUTBUILDING - a [building](#) that, in the opinion of the [Local Authority](#), is ordinarily necessary and incidental in relation to the use of the main building and subservient to such main building.
- 1.101 OWNER - in relation to a [building](#) or *land*:
- 1.101.1 the registered owner;
  - 1.101.2 where such a person is deceased, insolvent, mentally disordered or defective, a minor, or under any legal disability, the person in whom the administration of that person's or holder's estate is vested, whether as executor, guardian or in any other capacity whatsoever; or
  - 1.101.3 the [occupant](#), or the lessee by virtue of a lease which is registered by law;

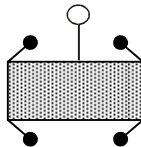
- 1.101.4 when an owner, as defined above is absent from the area or his address unknown, "owner" shall mean an agent of such an owner or any person that receives rent or that is entitled to rent in respect of the premises;
- 1.101.5 the duly authorised person of such owner as contemplated in Clause 1.101.1 and 1.101.2 above;
- 1.101.6 provided that for the purposes of any application envisaged in terms of Clause 47, 48 and 49 a lessee contemplated in Clause 1.101.3 supra, shall not be deemed to be the owner of a building or land.
- 1.102 PANEL BEATING - the replacement, reparation and/or panel beating of the body and spare parts of vehicles and / or the spray-painting thereof.
- 1.103 PANHANDLE – the access section of a panhandle erf, which section:
- 1.103.1 shall provide access from a street to the panhandle portion;
- 1.103.2 must be at least 3m wide along its entire length;
- 1.103.3 shall have a slope that not exceeds 1:8;
- 1.103.4 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;
- 1.103.5 shall for the purpose of this Scheme not be considered as a part of the erf;
- 1.103.6 no building or structures except screen walls or dense barriers erected along the boundaries of the panhandle to the extent and of the material, design, height, position and maintenance as determined by the Local Authority shall be erected in the panhandle.



- 1.104 PANHANDLE ERF OR PANHANDLE PORTION – means that part of a *property* to which access is gained by means of a panhandle provided that the registered owner of the panhandle portion shall, when required by the Local Authority, at its own expense:
- 1.104.1 provide the panhandle with a dust free surface to the satisfaction of the Local Authority 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 Authority;
  - 1.104.2 erect a screen wall(s) or dense barrier(s) along the boundaries of the panhandle to the satisfaction of the Local Authority, the extent, material, design, height, position and maintenance of such screen wall(s) or barrier(s) shall be to the satisfaction of the Local Authority.
- (Refer Clause 1.103)
- 1.105 PANHANDLE SUBDIVISION - means a subdivision, which results in one or more of the portions created by such subdivision, gaining access by means of a panhandle or panhandles, the thin end of which abuts on a public street. (Refer Clause 1.103).
- 1.106 PARKING BAY - an area not less than 25m<sup>2</sup> that is demarcated and paved or hardened or kept dust free on a permanent basis to the satisfaction of the Local Authority and is used exclusively for occasional parking of vehicles that are not meant for trade or selling, which space including room for entrance and manoeuvring must, in the opinion of the Local Authority, be functional and accessible and must be maintained to the satisfaction of the Local Authority.
- 1.107 PARKING GARAGE - a building, structure or land exclusively used for the parking of motor vehicles not intended for retail trade.
- 1.108 PLACE OF AMUSEMENT - land used or a building designed for or used as a public hall, theatre, cinema, music hall, concert hall, billiards saloon, sports arena / stadium, skating rink, dance hall, amusement park, gambling place or non-residential club - or for other recreational purposes, or for trade- or industrial exhibitions or for pinball machines or electric games with more than three (3) machines, provided that the use of land or a building designed for or used for an amusement facility as contained in Schedule 1 (Item 2) of the Business Act, 1991 (Act 71 of 1991) (Refer Schedule E) shall be subject to a licence as set out in the Act. Provided further that the use of the land or a building for the purposes of a gambling place shall be subject to a licence in terms of the North West Gambling Act, 2001 (Act 2 of 2001) as amended from time to time / or in any amendments thereof.
- 1.109 PLACE OF INSTRUCTION - a building designed for use as a school, college, technical or academic institution, crèche, lecture hall, nursery school, after school care centre, or other educational centre and a hostel in connection therewith and includes a convent or monastery, a library, art gallery and a museum.



- 1.110 PLACE OF REFRESHMENT - includes inter alia a [restaurant](#), [teagarden](#) or coffee shop and means a [building](#) which is not a [hotel](#), residential club or boarding house, but which is designed and used for the preparation and serving and/or retail sale of meals, food, beverages and refreshments and may include the retail sale of cold drinks, tobacco, reading material, dainties and sweets, but excluding a [hotel](#), [accommodation enterprise](#), [guest house](#), [residential building](#), [drive-in restaurant](#) and [drive-thru-restaurant](#) provided that the establishment and operation of a Place of refreshment for the sale or supply to customers of any foodstuff in the form of meals for consumption on or away from the [property](#) shall be subject to a licence in terms of the Business Act, 1991 (Act 71 of 1991).
- 1.111 PRIVATE CLUB – [land](#) used or a [building](#) designed or used for the private gathering of a group of persons being members of that club with a common objective but does not include uses included in the definition of a “[Place of amusement](#)” or “[Place of refreshment](#)”.
- 1.112 PRIVATE OPEN SPACE – private [land](#) used for open space or for a sport-, play-, rest- and recreational ground or as an ornamental garden to which the general public does not have right of access except by consent.
- 1.113 PROPERTY – any piece of land indicated on a diagram or general plan approved by the Surveyor-General intended for registration as a separate unit in terms of the Deeds Registries Act and shall include an [erf](#), a site and a farm portion as well as the buildings erected thereon.
- 1.114 PROPOSED ROADS - parts of a [property](#) as shown on the [Map](#) by differentiating notations and dimensions that are needed to build new roads in the future or to widen existing [roads](#) and has the effect that, in respect of [building lines](#), the proposed road-line boundary is regarded to be the erf boundary, and in respect of [coverage](#), the proposed road is regarded as non-existing and means the [erf](#) area stays unaltered.



- 1.115 PROTECTED AREAS – an area of [land](#), water or sea especially dedicated to the protection and maintenance of biological diversity and of natural and associated cultural resources and managed through legal or other effective means.
- 1.116 PUBLIC GARAGE - a [building](#) used, with a view to profit, for the maintenance, repair or fuelling of vehicles and associated purposes, and may include a [vehicle workshop](#), the display and sale of new and used motor vehicles, the cleaning and washing thereof, the sale of spare parts, accessories, fuel and lubricants and may also include a [place of refreshment](#) and convenience store as subservient use but excludes spray-painting, [panel beating](#) or a [scrapyard](#), provided that the convenience store and [place of refreshment](#), including store rooms, shall not exceed a total area of 100m<sup>2</sup> (or such other floor area as approved by the [Local Authority](#) with [Special Consent](#), provided that if any other area is stipulated by any approving authority the most prohibitive condition shall prevail.

- 1.117 PUBLIC OPEN SPACE - land used or intended for use by members of the public as undeveloped land, a park, garden, conservation area, a playground, a square or recreation ground.
- 1.118 PUBLIC WORSHIP - a building designed for use or used as a church, chapel, oratory, prayer house, mosque, synagogue or other place of public devotion, and includes a building designed to be used as a place of religious institution and / or a building designed for social intercourse and recreation on the same property as and associated with any of the foregoing buildings, and also not more than two dwelling units for occupancy by office bearers connected with public worship and may also with the written consent of the Local Authority include a wall of remembrance subject to such conditions imposed by the Local Authority.
- 1.119 RAILWAY PURPOSES - means the use of land or a building designed or used for railway purposes and for a telecommunication reception base station, including a mast.
- 1.120 RECREATION - means any land earmarked for use as private or public sports fields, playground and recreation site including any building, structure or facility appurtenant thereto.
- 1.121 RESIDENTIAL BUILDING - a building, other than a dwelling house, dwelling unit, mobile dwelling unit, group housing, hotel, flat and institution, that is designed for and used as a boarding house, residential club, hostel, residential hotel or rooms to let.
- 1.122 RESORT – a place of rest, holiday place, tenting or camping ground, caravan park, game park, pleasure resort or picnic spot intended for public recreation with the view to profit or gain and includes a “Place of refreshment” and other buildings normally related and appurtenant to such a resort, as approved by the Local Authority, provided that no facility within the resort shall be occupied by any person for a period exceeding three (3) months within a period of twelve (12) months, except with the consent of the Local Authority.
- 1.123 RESTAURANT - means a building or part of a building used for the preparation and sale of meals and refreshments, as well as confectionery for consumption on the erf or the property and includes entertainment subsidiary to the main use and can include a place of refreshment, as well as a drive-thru restaurant provided that the establishment and operation of a Restaurant for the sale or supply to customers of any foodstuff in the form of meals for consumption on or away from the property shall be subject to a licence in terms of the Business Act, 1991 (Act 71 of 1991).
- 1.124 RETAIL TRADE - any trade other than “Wholesale trade” as defined in this Scheme.
- 1.125 RETIREMENT VILLAGE - includes dwelling units and community facilities such as a dining hall, sickbay, sport and recreation facilities or such other facilities, approved by the Local Authority, for occupancy and use by elderly people.

- 1.126 RIGHTS - means land use rights obtained in terms of this [Scheme](#).
- 1.127 ROAD OR STREET – see “[Street or Road](#)”.
- 1.128 SCHEDULES - a supplement(s) to the [Scheme](#) containing special procedures and/or some areas or properties to which specific rights or provisions are applicable and such schedules may from time to time be amended by the [Local Authority](#). Where any discrepancy exists between the Schedules and the provisions of the Clauses and Tables, the most prohibitive conditions shall prevail.
- 1.129 SCHEME – means the Klerksdorp Land Use Management Scheme, 2005, and includes the Clauses, [Scheme maps](#), [Annexures](#), [Schedules](#), Tables and Figures.
- 1.130 SCHEME MAP – see “[Map](#)”
- 1.131 SCOPING REPORT – a report compiled in terms of section 6 of the Regulations regarding activities identified under section 21(1) of the Environment Conservation Act, 1989 (Act No. 73 of 1989) promulgated by virtue of Notice No. R1183 in the Government Gazette No. 18261 dated 05 September 1997.
- 1.132 SCRAPYARD - [land](#) or [buildings](#) used as a scrapyard or for the dismantling, stacking, storing or preparing for resale of any used material, waste metal, scrap vehicles, scrap machinery or any other scrap material whether or not such dismantling or stacking is done with a view to disposal or re-use of such waste.
- 1.133 SECOND DWELLING UNIT - an additional [dwelling unit](#) erected on the same [erf](#) on which an existing [dwelling house](#) is erected within those areas as determined by the Local Authority, provided that the permissible [coverage](#) as defined in [Table A](#) is not exceeded and provided further that the [erf](#) is not less than 700m<sup>2</sup> or such minimum area as determined from time to time by the [Local Authority](#).
- 1.134 SEMI FORMAL RURAL SETTLEMENT - settlement situated on private, Tribal or State land. Settlement is planned and surveyed. Ownership is communal and is managed by a [Communal Property Association](#) or [Tribal Authority](#).
- 1.135 SERVICE ENTERPRISE - [land](#) and / or [buildings](#) used for the supply of personal services and goods incidental thereto for compensation and which is excluded in the definition of “[Shop](#)”, “[Bakery](#)”, “[Office](#)”, “[Institution](#)”, “[Public Garage](#)”, “[Noxious Use](#)”, “[Commercial](#)” and “[Medical Consulting Rooms](#)” and include such activities as for example hairdressers, beauty parlours, slimming centres, provided that the provision of personal services as listed in Schedule 1 (Item 2) of the Business Act, 1991 (Act 71 of 1991) shall be subject to a licence in terms of the said Act. (Refer [Schedule E](#))
- 1.136 SERVICE INDUSTRY - a use, which, in the opinion of the [Local Authority](#) is a small-scale industry, with emphasis on maintenance and repair, as well as retail trade in connection therewith, that shall not cause the deterioration of the amenity of the neighbourhood or cause disturbance in consequence of noise, appearance, odour or activities or any reason whatsoever.

1.137 SHOP - land used or a building designed or used for the purpose of carrying on retail trade and the necessary accompanying storage and packing and includes any accompanying uses on the same property appurtenant but ancillary to the retail trade being carried on. The following uses are not regarded as appurtenant to a shop: A "Noxious Use", "Drive-in-restaurant", "Place of refreshment", "Drive-thru restaurant", "Internet café", "Liquor Enterprise", "Scrapyard", "Parking garage", "Vehicle workshop" and "Filling station".

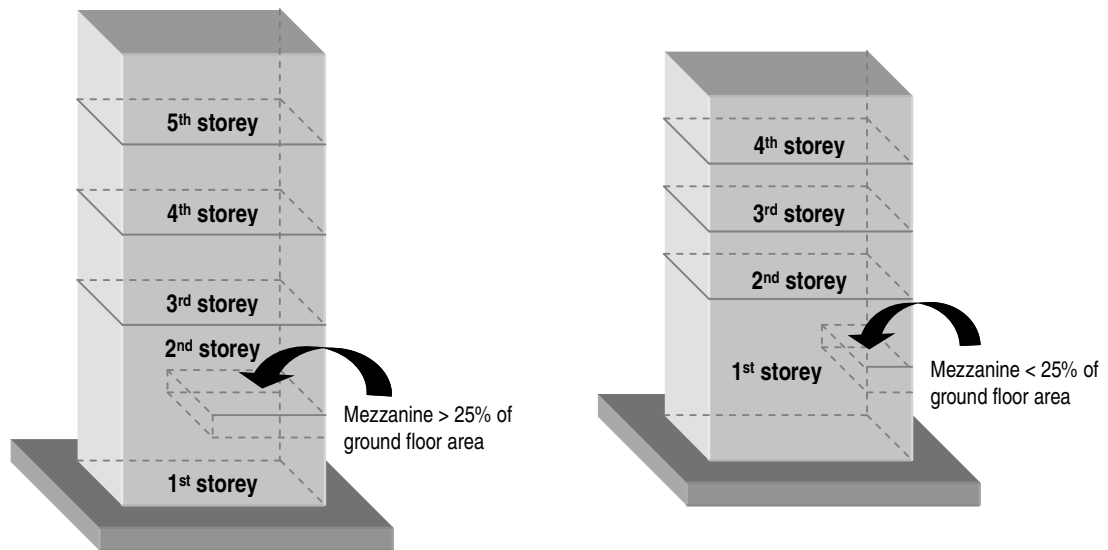
1.138 SITE – see "Property".

1.139 SITE DEVELOPMENT PLAN - a plan, drawn to a suitable or appropriate scale as approved by the Local Authority and showing at least the following:

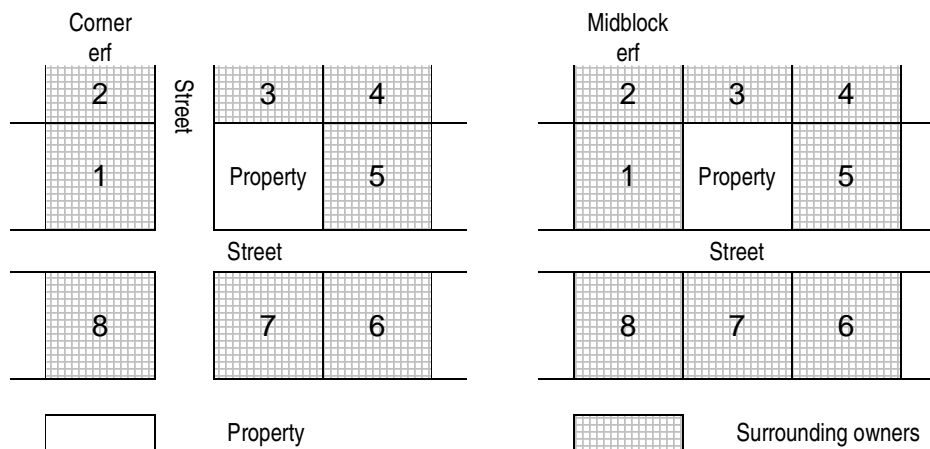
- 1.139.1 the siting, height and coverage of all buildings;
- 1.139.2 open spaces, children's play grounds (if it features in the proposed development) as well as site layout and landscaping;
- 1.139.3 ingress to and egress from the erf and any proposed subdivision thereof;
- 1.139.4 the proposed consolidation / sub-divisional lines if the property is to be consolidated / subdivided;
- 1.139.5 development phases where development will occur in phases;
- 1.139.6 the layout of existing services and provision for any augmentation and / or connection to existing engineering services;
  - 1.139.6.1 water
  - 1.139.6.2 sewer
  - 1.139.6.3 electrical
  - 1.139.6.4 fire prevention
  - 1.139.6.5 roads
  - 1.139.6.6 stormwater
  - 1.139.6.7 Telkom
  - 1.139.6.8 Eskom(where applicable)
- 1.139.7 access to buildings and parking areas;
- 1.139.8 building restriction areas, if any;

- 1.139.9 parking areas and, where required by the [Local Authority](#), pedestrian and traffic systems;
  - 1.139.10 aesthetical elevation of all [buildings](#);
  - 1.139.11 floodlines (if applicable)
  - 1.139.12 any servitudes and / or rights i.e. usufructs, leases, rights of way, servitudes, wayleaves and surface right permits;
  - 1.139.13 addressing any condition imposed in terms of the Environment Conservation Act, 1989 (Act 73 of 1989) (if applicable); and
  - 1.139.14 any other aspects which may be required in a specific case by the [Local Authority](#).
- 1.140 SOCIAL HALL - a [building](#) designed for use, or used for cultural activities, social meetings, gatherings and recreational purposes, that is not profit seeking in its primary purpose, and includes a non-residential / [private club](#) but excludes a [place of amusement](#).
- 1.141 SPATIAL DEVELOPMENT FRAMEWORK (SDF) - means the Spatial Development Framework that must be included in a [Local Authority's](#) Integrated Development Plan in terms of Section 26(e) of the Municipal Systems Act, 2000 (Act 32 of 2000).
- 1.142 SPAZA - means [land](#) or a [building](#) designed for or a portion of a [building](#) used for the purposes of selling and providing basic groceries (daily convenience goods) and fresh produce, excluding alcoholic refreshments, where the residential use of the [property](#) remains the primary use of the [property](#). The area used for a spaza shall not exceed a total floor area of 40m<sup>2</sup>, and is further subject to the policy of the [Local Authority](#) as amended from time to time.
- 1.143 SPECIAL CONSENT - the consent of the [Local Authority](#) granted in terms of the provisions of Clause 47.
- 1.144 SPECIAL USE - [land](#) or [buildings](#) for any use other than the uses specifically defined and mentioned in this [scheme](#), as may be approved by the [Local Authority](#).
- 1.145 SPORT, PLAYGROUNDS AND RECREATION – see “[Recreation](#)”

- 1.146 **STOREY** - the space in the [building](#) between one floor level and the next floor level or ceiling or roof above including the ground floor but excluding a mezzanine floor which does not exceed a floor area of 25% of the ground floor area.



- 1.147 **STREET OR ROAD** - the area or part of any street, road, bridge, subway, avenue, lane, sanitary lane, thoroughfare or right-of-way, as shown on the general plan of a township or agricultural holdings or division of land in respect of which the public has acquired a prescription or other right-of-way.
- 1.148 **SURROUNDING OWNERS** - the registered [owners](#) of the properties directly bordering the [property](#) or across the [road / street](#) and also such [owners](#) that the [Local Authority](#) may specify.





- 1.149 TAVERN - means [land](#) or a [building](#) designed for or a portion of a [building](#) used for the purposes of selling and serving liquor, other beverages and subservient prepared food / snacks, to be consumed on the premises but excluding a [place of amusement](#), provided that the establishment and operation of a tavern shall be subject to a licence in terms of the Liquor Act, 1989 (Act 27 of 1989) as well as a licence in terms of the Business Act, 1991 (Act 71 of 1991) in respect of the sale or supply to consumers of any foodstuff in the form of meals for consumption on the [property](#).
- 1.150 TAXI HOLDING AREA - means an area, usually off-street, where mini buses (taxis) hold before proceeding to loading points and where generally there is no passenger activity. A holding area can either be included within or separate from a *Taxi rank*.
- 1.151 TAXI PARKING AREA - means a demarcated part of a parking lot which may be used by minibuses (taxis) aiming to provide a public transport service.
- 1.152 TAXI RANK - means a place at which mini busses (taxis) and busses are allowed to wait and / or stop for passengers boarding or alighting.
- 1.153 TEAGARDEN - means [land](#) and a [building](#) designed and used for the preparation or retail sale of meals and refreshments, but does not include a "[Restaurant](#)" or "[Place of Refreshment](#)". The area used for a teagarden may be restricted by the [Local Authority](#) and is further subject to the policy of the [Local Authority](#) as amended from time to time, provided that the establishment and operation of a teagarden for the sale or supply of any foodstuff in the form of meals for consumption on or away from the [property](#) shall be subject to a licence in terms of the Business Act, 1991 (Act 71 of 1991).
- 1.154 TELECOMMUNICATION – means land used or a building designed or used for the purposes of telecommunication services and includes telephone exchanges and related infrastructure.
- 1.155 TEMPORARY BUILDING - means a [building](#) designated as such by the [owner](#) after consulting with the [Local Authority](#) and which is used, or will be used, for a specified period for a specified purpose, but does not include a building shed.
- 1.156 TEMPORARY CONSENT - means the temporary consent of the [Local Authority](#) envisaged in accordance with the provisions of Clause 49 of the [Scheme](#).
- 1.157 TRANSPORT USES - means the use of [land](#) and / or [buildings](#) for the operation of a business consisting of the transportation of goods and/or passengers by rail, air, road and pipelines and includes uses such as stations, transportation amenities and facilities, parking, administrative offices and ancillary uses such as warehouses, container parks, workshops as well as residential uses and amenities for personnel, and may further include any uses such as [shops](#) or [offices](#) which are of service and convenience to passengers, as approved by the [Local Authority](#).

- 1.158 TRIBAL AUTHORITY – a traditional leadership as contemplated in terms of sections 211 and 212 of the Constitution of the Republic of South Africa, 1996 (Act 108 of 1996).
- 1.159 TUCK SHOP – see “[Spaza](#)”.
- 1.160 URBAN EDGE – this is a demarcated line and interrelated policy that serves to manage, direct and limit urban expansion and as contained within the Spatial Development Framework (SDF). Certain types of urban development outside the urban edge should only be allowed where the natural environment and agriculture are not compromised.
- 1.161 USE ZONE – see “[Zone](#)”.
- 1.162 VEHICLES SALES LOT - means [land](#) used or a [building](#) designed or used for the display and sale of motor vehicles, which are roadworthy and of good outward appearance but does not include any form of a *vehicle workshop*.
- 1.163 VEHICLE WORKSHOP – [land](#) used or a [building](#) designed or used for the repair of trucks, motor vehicles, motorcycles and other engine driven vehicles.
- 1.164 WETLAND AREA – means [land](#) which is transitional between terrestrial and aquatic systems where the water table is usually at or near the surface, or the [land](#) is periodically covered with shallow water, and which [land](#) in normal circumstances supports or would support vegetation typically adapted to life in saturated soil.
- 1.165 WHOLESALE TRADE - the sale of goods or produce in large quantities to other retailers and excludes sales to the general public.
- 1.166 WRITTEN CONSENT - means consent granted by the [Local Authority](#) in terms of Clause 48 which can be issued without complying with the provisions of Clause 47.
- 1.167 ZONE - a portion of the area shown on the [Map](#) by distinctive notations or edging, or in some other distinctive manner for the purpose of indicating the provisions imposed by the [scheme](#) for the erection and use of buildings or land, and the expressions "density zones", "use zones" and "height zones" mean zones that respectively indicate the stipulations concerning density, use of buildings and land, and height of buildings.





## PART 2: USE ZONES

### 2. CONTROL OF USE OF LAND

- 2.1 The use of all land included in the area of this Scheme shall be controlled by the Scheme. No land or building may be used for any purpose other than that permitted in this Scheme.

### 3. ERECTION AND USE OF BUILDINGS AND USE OF LAND

- 3.1 The purpose for which buildings and land in each of the use zones:

- 3.1.1 may be erected and / or used and marked with the symbol  against the relevant use zone;
- 3.1.2 may be erected and used only with the special consent of the Local Authority, permanently or for a specified period and marked with the symbol  against the relevant use zone; or
- 3.1.3 may be erected and used only with the written consent of the Local Authority, permanently or for a specified period and marked with the symbol  against the relevant use zone; or
- 3.1.4 may not be erected or used and marked with the symbol  against the relevant use zone

are shown in Table A.

- 3.2 In this Clause the expression “erection and use” of a building includes the use of land and a building as well as the transformation or conversion of a building for a specific use, whether such transformation or conversion will cause or entails structural changes to the existing building or not.
- 3.3 Subject to the provisions of Clause 3.1 no person shall without consent being granted in terms of Clause 47, 48 or 49 hereof use, or cause or permit to be used, any land, building or part thereof for a purpose other than the purpose for which it was zoned.
- 3.4 Notwithstanding any provision of this Scheme, the use of land and buildings for any purpose which is permissible in terms of the Scheme, shall be subject to the provisions of the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977).
- 3.5 Subject to the consent of the Local Authority no person shall spoil or waste land so as to destroy or impair the use for which it is zoned.
- 3.6 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.

- 3.7 Notwithstanding the provisions of Clause 3.2 and 3.6, any change in the use of a [building](#) which causes a change in the class of occupancy of such [building](#) as defined in terms of the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977) shall be subject to the submission and approval of the necessary building plans and / or relevant applications, as determined from time to time by the [Local Authority](#), prior to such change in class of occupancy.
- 3.8 Where the use of a [building](#) changes as a result of a change in the class of occupancy, such change in use shall be subject to all applicable provisions contained within the National Building Regulations and Building Standards Act, 1997 (Act 103 of 1977) relating to but not restricted to inter alia the design, population, minimum floor area, dimensions of rooms, lighting, ventilation, sanitation facilities, fire safety and refuse facilities.
- 3.9 Notwithstanding any provisions contained within this Scheme, nothing shall be construed as to permit the use of [land](#) or [buildings](#) or the erection of [buildings](#) or structures in contradiction to any [By-Law](#) promulgated by the [Local Authority](#) and in force within the [area of the Scheme](#): Provided that if any condition contained within this [Scheme](#) conflicts with the provisions of any [By-Law](#) of the [Local Authority](#), such [By-Law](#) shall have prevalence.

#### **4. PROTECTION OF EXISTING BUILDINGS**

- 4.1 The stipulations of this [Scheme](#) are not applicable to existing [buildings](#) in accordance with Section 43 of the [Ordinance](#). Where such [buildings](#) under Clause 3.3 of the [Scheme](#), are altered or added to and where such altered use, alteration, rebuilding or construction is in the opinion of the [Local Authority](#) substantial, the stipulations of this [Scheme](#) are considered to be binding and valid in respect of those parts that are changed, altered or rebuilt: Provided that additions and constructions or a series of additions and constructions that do not exceed 30m<sup>2</sup> in total, or the removal of non-load bearing internal walls, the erection of moveable partitions, safes and toilets inside an existing [building](#) or repair work inside or outside a [building](#), are not considered to be substantial.
- 4.2 Subject to the provisions of Section 34 of the National Heritage Resources Act, 1999 (Act 25 of 1999) no person may alter or demolish any structure or [building](#) or part of a structure or [building](#) which is older than 60 years without a permit issued by the relevant provincial heritage resources authority.

#### **5. BUILDINGS FOR MULTIPLE USE**

- 5.1 Where a [building](#) is used, or a proposed [building](#) is designed for more than one use, it must, for the purpose of Clause 3, 10, 11, 12 and 13 of the [Scheme](#), be treated as being used or partly designed for each of those uses but for the purpose of other Clauses it shall be treated as though it were being used or designed for its predominant use as determined by the [Local Authority](#).
- 5.2 The [Local Authority](#) shall, in its discretion when considering a building plan, or upon application for this purpose being made by the [owner](#) of the [land](#), decide which use is predominant.

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

- 6.1 This [Scheme](#) does not prohibit the erection of entrance structures (other than entrance halls and entrance passages), pergolas, garden ornaments, garden walls and fences (subject to the provisions of Clause 19).

## 7. USES NOT PROHIBITED

- 7.1 Without prejudice to any powers of the [Local Authority](#) derived from any law, or to the remainder of this [Scheme](#), nothing in the foregoing provisions of this [Scheme](#) shall be construed as prohibiting or restricting the following:
- 7.1.1 the exploitation of minerals by underground working on any [land](#) not included in a proclaimed township;
  - 7.1.2 the occasional use of a [place of public worship](#), [place of instruction](#) or [institution](#) as a [place of amusement](#) or [social hall](#);
  - 7.1.3 the letting of a [dwelling unit](#) for occupancy of only one [family](#);
  - 7.1.4 the continual use of [land](#), which may be exercised with the consent of the [Local Authority](#) and is as such contained in [Table A](#), but which use has been lawfully approved as consent use in terms of any previous Scheme or in terms of a permit issued in respect of such use by virtue of applicable legislation, provided that:
    - 7.1.4.1 the conditions, if any, imposed on the original application, are still applicable and must be adhered to; and
    - 7.1.4.2 if the use is terminated at any time for a period of 12 months or longer, the consent shall lapse.
- 7.2 Nothing in this [Scheme](#) shall be regarded as prohibiting the [Local Authority](#) from erecting, maintaining and / or using any [building](#) or [property](#) in any [use zone](#) for any purpose empowered by it by virtue of any law, and which it deems to be beneficial to the community or surrounding area.

## PART 3: DEVELOPMENT PARAMETERS

### 8. LINES OF NO ACCESS

- 8.1 The [Local Authority](#) may prohibit entrances and exits to any [property](#) from any public [road](#) or [street](#) on any boundary. Boundaries and properties thus affected are contained in [Schedule F](#). Provided that the [Local Authority](#) upon written application may relax such provision if convinced that such relaxation is necessary for the development of the site due to exceptional circumstances: Provided further that such relaxation shall not be applicable to provisions imposed in terms of Act 21 of 1940 or any amendments thereof which may only be relaxed with the consent in writing of the [Controlling Authority](#) or other prescribed consenting authority.
- 8.2 Access to and exit from a [property](#) to any public [street](#) or [road](#), shall, where prohibited across a boundary line, be indicated by the following symbol in the Figures attached to [Schedule F](#):



### 9. BUILDING LINES AND BUILDING RESTRICTION AREAS

- 9.1 [Building lines](#) are only applicable to [buildings](#) covered by a roof and does not prohibit the erection of boundary walls, garden decorations, pergolas, swimming pools or tennis courts in the [building restriction area](#).
- 9.2 Unless otherwise stipulated in [Schedule G](#), the [building lines](#) as defined in [Table A](#) are applicable to all [properties](#) according to the [use zones](#) as set out therein.
- 9.3 In addition to the [building lines](#) stipulated in [Table A](#):
- 9.3.1 where an [erf](#) or other [land](#) borders on a national or provincial road, or if provided otherwise in the conditions of title, the applicable [building line](#) shall be the [building line](#) prescribed by the [Controlling Authority](#), or the [building line](#) set out in [Table A](#) for the relevant [use zone](#), whichever is the wider, and such [building line](#), if imposed in terms of Act 21 of 1940 or any other legislation, shall not be relaxed, modified or amended without the written consent of the [Controlling Authority](#);
- 9.3.2 the [Local Authority](#) has the right to use a 2 m strip next to any two boundaries of a [property](#) for the installation of engineering services and such strips are to be considered as [building restriction areas](#) which can be relaxed or waved with the approval of a building plan, if not needed for the said purpose;
- 9.3.3 the erection of [buildings](#) on distances from boundaries other than street boundaries must comply with the Act on National Building Regulations and Building Standards, 1977 (Act 103 of 1977) and any amendments thereof;



- 9.3.4 the Local Authority may relax the building line as stipulated in Table A for the applicable use zone after receipt of a written application, as set out in Clause 48 if convinced that the relaxation is justified in terms of the particular circumstances of the request, and in the consideration of such requests the Local Authority can take cognisance of the factors such as the proximity of existing buildings, the form, slope and size of the property and the character of the surrounding area;
- 9.3.5 the Local Authority may during consideration of a site development plan, and subject to the provisions of Clause 48 relax the building restriction area for all erven included in such site development plan, if it is of the opinion that such relaxation would result in an improvement of the development potential of the erf / erven and the aesthetic quality of the building(s);
- 9.3.6 the Local Authority may, if it is deemed necessary, impose a new building line upon granting its consent in terms of Clause 9.3.4 or 9.3.5 supra;
- 9.3.7 if a relaxation of a building line has been approved or where it is otherwise permitted that a building be erected on the boundary or in such a way that it will not be easily accessible, the side of the building facing the boundary shall be erected to be aesthetically pleasing in terms of the materials used and the finishing thereof to the satisfaction of the Local Authority and shall be maintained to the satisfaction of the Local Authority.
- 9.4 No material or goods of any nature may be deposited or stored within the building restriction area along the boundary of any existing street, proposed street or widening and such portion shall not be used for any purpose other than for laying out and maintaining lawns, gardens, parking or accesses.
- 9.5 For the purpose of applying Clause 9, a sanitary alley is not considered to be a street or road.

## 10. DENSITY

- 10.1 The density zoning of a property refers to the maximum number of dwelling units that may be erected there upon.
- 10.2 The following density zones are applicable to the various residential use zones and land uses:
- |        |               |   |
|--------|---------------|---|
| 10.2.1 | Residential 1 | : One (1) <u>dwelling house</u> per erf   |
| 10.2.2 | Residential 2 | : Twenty five (25) <u>dwelling units</u> per <u>hectare</u> unless otherwise stipulated in terms of the relevant <u>Annexure</u> or as indicated in <u>Schedule H</u> . |

- 10.2.3      Retirement Village      : Fourty (40) dwelling units per hectare.
- 10.2.4      Mobile Dwelling Units      : Fourty (40) dwelling units per hectare.
- 10.3      Only one dwelling house per erf shall be allowed in use zones where dwelling houses can be erected and where no density zone is applicable.
- 10.4      In the “Residential 1” use zone where one dwelling house per erf is the applicable density zone, the Local Authority may, if the permissible coverage in Clause 11 is not exceeded, after receipt of a written application as contemplated in terms of Clause 48 consent to the:
- 10.4.1      subdivision of an erf into two portions, provided that no portion thus created shall be smaller than 40% of the average size of the surrounding erven and no portion smaller than 400m<sup>2</sup>
- 10.4.1.1      provided that the provisions of Clause 10.4.1 shall not apply to the subdivision of an erf in the “Residential 1” use zone where the subdivided portion is to be consolidated with an adjacent property provided that the remainder of the erf shall not be smaller than 40% of the average size of the surrounding erven with a minimum size of 400m<sup>2</sup>;
- 10.4.1.2      provided that the provisions of Clause 10.4.1 shall not apply to the subdivision of two erven in the “Residential 1” use zone where the subdivided portions is to be consolidated provided that the remainder of the erven thus subdivided as well as the erf created through the consolidation of the subdivided portions shall not be smaller than 40% of the average size of the surrounding erven with a minimum size of 400m<sup>2</sup>;
- 10.4.1.3      provided further that for the determination of the average size of the surrounding erven contemplated in Clauses 10.4.1, 10.4.1.1 and 10.4.1.2, the original size of subdivided properties prior to the subdivision thereof shall be employed for calculation purposes and the number of properties applicable adjusted to only reflect the number of properties prior to the subdivision of any such property.
- 10.4.2      erection of a second dwelling unit on an erf within those areas as determined by the Local Authority provided that the erf is not less than 700m<sup>2</sup> or such minimum area as determined from time to time by the Local Authority.
- 10.5      Notwithstanding the provisions of Clause 10.4 of this Scheme, the provisions of Section 92 of the Ordinance will apply mutatis mutandis to an application submitted in terms of Clause 10.4.1 read with Clause 44 of the Scheme.

- 10.6 In the “Agricultural” use zone, the Local Authority may after receipt of a written application as contemplated in terms of Clause 48 and subject to the provisions of Clause 33.1.2 consent to the subdivision of a farm portion provided that no portion thus created shall be smaller than 5000m<sup>2</sup> or such minimum area as determined from time to time by the Local Authority subject to the following conditions
- 10.6.1 the provisions of Clause 10.6 shall only apply to land zoned “Agricultural” located within the Urban Edge as indicated on the Spatial Development Framework (SDF)
  - 10.6.2 development of the property shall be subject to a geotechnical investigation conducted by a qualified person to the satisfaction of the Local Authority
  - 10.6.3 satisfactory arrangements have been made with the Local Authority or any other service provider acceptable to the Local Authority in respect of the provision of services (water, sewer, electricity, roads, refuse removal) to the proposed portions

## 11. COVERAGE OF BUILDINGS

- 11.1 No building may be erected in such a manner that the coverage as set out in Table A is exceeded, provided that:
- 11.1.1 for the application of this clause a building shall include all the outbuildings on the same property;
  - 11.1.2 the Local Authority may upon receipt of a written application as contemplated in terms of Clause 48 consent to an increase of the coverage applicable to a property;
  - 11.1.3 where a proposed building is designed for more than one use, the maximum proportion of the site to be occupied by buildings at the floor level of each storey, shall comply with the provisions of Table A in respect of the predominant use of or uses of such storey.
  - 11.1.4 a veranda and / or balcony shall not be taken into account as coverage in the following cases:
    - 11.1.4.1 if the veranda and / or balcony is not screened;
    - 11.1.4.2 if the veranda and / or balcony is screened by a parapet not more than one (1) metre in height, or a wire gauze screen;
  - 11.1.5 all structures not covered by a roof, a roof overhang of less than 1 metre as well as swimming pools, tennis courts, garden ornaments, access structures (other than access passages and entrance halls), boundary fences, garden walls, garden fences and pergolas shall not be calculated as coverage.

## 12. HEIGHT OF BUILDINGS

- 12.1 No building shall be higher than the number of storeys set out in Table A, provided that:
- 12.1.1 for the purposes of applying Table A, all properties located within the area of the Scheme shall be regarded as being located within Height Zone 0 excluding those properties indicated in Schedule I which are located in Height Zone 1
  - 12.1.2 the Local Authority may, after receipt of a written application as contemplated in terms of Clause 48 consent to the relaxation of the height restriction if in its opinion such consent shall result in a more desirable development of the property and will not harm the amenity of the area;
  - 12.1.3 basements shall not be included for the purposes of this Clause;
  - 12.1.4 in use zones "Industrial 1" and "Industrial 2", the height of industries and, if permitted, noxious uses, are not restricted;
  - 12.1.5 any chimney, ornamental tower or towerlike projection, telecommunication mast or similar architectural features not be included for the purpose of this Clause.

## 13. PARKING

- 13.1 Effective and efficient parking together with the necessary manoeuvring space for the various use zones and uses shall be provided, laid out, constructed and maintained on all properties in accordance with the requirements set out in Table A to the satisfaction of the Local Authority by and at the cost of the person who intends to erect a building or use land for a purpose set out in Table A.
- 13.2 The parking requirements set out in Table A will be applicable to all existing and / or new buildings (excluding a single dwelling unit) as well as to all extensions to existing buildings (excluding a single dwelling unit) in accordance with the applicable land use of the concerned property or building.
- 13.3 The entrances to and exits from, as well as the layout, positioning and maintenance of the parking area referred to in Clause 13.1 shall be to the satisfaction of the Local Authority.
- 13.4 The Local Authority may, after receipt of a written application, consent to the provision of the required parking on a permanent basis on an adjacent or neighbouring property or any other property determined by the Local Authority. Where the Local Authority is of the opinion that adequate public parking exists on such nearby property, it can consent to a cash contribution as set out in Clause 13.7.

- 13.5 The owner of a building may, in his discretion, impose market related rentals for the parking spaces as well as an access control system to such parking spaces provided that the access control is not detrimental to the traffic flow on the adjoining road system as determine by the Local Authority.
- 13.6 The levying of a parking fee for the hire of parking spaces provided in terms of Clause 13.5 shall not be regarded as a business.
- 13.7 Instead of the provision of parking as required in Table A, the owner may, with the consent of the Local Authority, pay a monetary contribution to the Local Authority in lieu of parking, and such contribution per parking bay is to be determined by the Local Authority from time to time. The said contribution shall be used solely for the provision and maintenance of parking areas.
- 13.8 If the Local Authority is convinced that special circumstances exist, in which the existence of adequate parking in the near vicinity of the property in question is to be taken into account, it may, after receipt of a written application contemplated in terms of Clause 48, consent to the relaxation of the provisions in respect of parking set out in Table A.
- 13.9 The provision of parking spaces for taxis shall form part of the parking spaces for the purposes of determining parking provision on any property.
- 13.10 Notwithstanding the provisions of clause 13.1 and 13.2, the following will apply in respect of the provision of parking facilities for the disabled:
- 13.10.1 in all buildings or in any property where buildings are erected and where provision is made for more that 50 parking spaces -
- 13.10.1.1 at least one parking space in every 200 or portion thereof of the total number of parking spaces must be provided for the parking of vehicles used by the disabled;
- 13.10.1.2 the parking space provided for the vehicles of the disabled must be of an approved length and at least 3,5m in width and on a level surface;
- 13.10.1.3 the parking space(s) contemplated in sub-clause 13.10.1.1 and 13.10.1.2 shall further be located in close proximity to the entrance of the building and shall be clearly marked as to being reserved for exclusive use for the disabled.
- 13.10.2 The provision of parking spaces for the disabled shall form part of the parking spaces for the purposes of determining parking provision on any property.

## 14. LOADING FACILITIES

- 14.1 The [Local Authority](#) may, upon application being made for approval of building plans submitted in terms of the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977) and any amendments thereof, require the [owner](#) to in terms of Clause 15 submit proposals for the provision on the [property](#), of appropriate and sufficient facilities for loading and off-loading of goods which proposals shall, indicate positions for parking, stopping or fuelling of service vehicles.
- 14.2 The [owner](#) of a [building](#) erected after the [fixed date](#) or an existing [building](#) which is added to or changed to the extent which, in the opinion of the [Local Authority](#), necessitates the application of this clause, must provide safe, sufficient loading facilities for loading and off-loading of goods on the same site on which the [building](#) is situated to the satisfaction of the [Local Authority](#).
- 14.3 Where on-site loading facilities are provided in terms of Clause 14.1 and / or 14.2, no [owner](#) or [occupant](#) of a [building](#) may undertake or permit the loading, off-loading, parking or fuelling of vehicles otherwise than in accordance with the facilities provided for such purpose.

## 15. SITE DEVELOPMENT PLAN

- 15.1 A [site development plan](#) shall be prepared for all [properties](#) on which [buildings](#) are to be erected or extended in the following use zones as well as in such cases as determined by the [Local Authority](#):
- 15.1.1 "Residential 2"
  - 15.1.2 "Business 1"
  - 15.1.3 "Business 2"
  - 15.1.4 "Special"
  - 15.1.5 "Industrial 1"
  - 15.1.6 "Industrial 2"
  - 15.1.7 "Institutional"
  - 15.1.8 "Mining and Quarrying"
  - 15.1.9 "Municipal"
  - 15.1.10 "Recreational"
  - 15.1.11 "Transportation"



- 15.2 A site development plan shall be submitted to the Local Authority prior to submission of any building plans. No building may be erected on the property before approval of such site development plan by the Local Authority and the entire development on the property shall be in accordance with the approved site development plan: Provided that:
- 15.2.1 the plan may from time to time be amended with the written consent of the Local Authority;
  - 15.2.2 alterations or additions to buildings, which in the opinion of the Local Authority, will have no influence on the overall development of the erf, may be exempted from written consent procedures as referred to in Clause 15.2.1 and set out in Clause 48.
- 15.3 A site development plan shall be drawn to a suitable or appropriate scale as approved by the Local Authority and showing at least the following:
- 15.3.1 the siting, height and coverage of all buildings;
  - 15.3.2 open spaces, children's play grounds (if it features in the proposed development) as well as site layout and landscaping;
  - 15.3.3 ingress to and egress from the erf and any proposed subdivision thereof;
  - 15.3.4 the proposed consolidation / sub-divisional lines if the property is to be consolidated / subdivided;
  - 15.3.5 development phases where development will occur in phases;
  - 15.3.6 the layout of existing services and provision for any augmentation and / or connection to existing engineering services:
    - 15.3.6.1 water
    - 15.3.6.2 sewer
    - 15.3.6.3 electrical
    - 15.3.6.4 fire prevention
    - 15.3.6.5 roads
    - 15.3.6.6 stormwater
    - 15.3.6.7 Telkom
    - 15.3.6.8 Eskom
- (where applicable)

- 15.3.7 access to [buildings](#) and parking areas;
- 15.3.8 [building restriction areas](#), if any;
- 15.3.9 parking areas and, where required by the [Local Authority](#), pedestrian and traffic systems;
- 15.3.10 aesthetical elevation of all buildings;
- 15.3.11 floodlines (if applicable);
- 15.3.12 any servitudes and / or rights i.e. usufructs, leases, rights of way, servitudes, wayleaves and surface right permits;
- 15.3.13 addressing any conditions imposed in terms of the Environment Conservation Act, 1989 (Act 73 of 1989) (if applicable); and
- 15.3.14 any other aspects which may be required in a specific case by the [Local Authority](#).

## ***PART 4: GENERAL CONDITIONS APPLICABLE TO ALL PROPERTIES***

### **16. EXCAVATIONS, BOREHOLES AND EARTH MOVING**

- 16.1 Except with the consent of the [Local Authority](#) and subject to such conditions as it may impose, nobody shall:
- 16.1.1 except to prepare the [erf](#) or [land](#) for building purposes, save any material or excavate therefrom any material;
  - 16.1.2 sink any wells or boreholes on such [erf](#) or [land](#) or subtract any subterranean (underground) water authorised in terms of section 22 of the National Water Act, 1998 (Act 36 of 1998).
- 16.2 The provisions of clause 16.1 shall not apply to the use of water requiring a license in terms of Part 7 and Part 8 of the National Water Act, 1998 (Act 36 of 1998).
- 16.3 Notwithstanding the provisions of Clause 16.1, no quarrying for the taking of sand, stone, rock, gravel, clay and soil for any purpose whatsoever shall be conducted on any [property](#) unless authorised in terms of the Mineral and Petroleum Resources Development Act, 2002 (Act 28 of 2002) and in any amendments thereof.
- 16.4 The provisions of Clause 16.3 shall not apply to:
- 16.4.1 quarrying conducted by the following organisations as determined in terms of section 106(1) of the Mineral and Petroleum Resources Development Act, 2002 (Act 28 of 2002):
    - 16.4.1.1 Department of Water Affairs and Forestry
    - 16.4.1.2 National Parks Board
    - 16.4.1.3 National Roads Agency
    - 16.4.1.4 National Parks Authority of South Africa
    - 16.4.1.5 Spoornet
    - 16.4.1.6 Provincial Governments
- as amended from time to time subject to the provisions of section 106(2) of the Mineral and Petroleum Resources Development Act, 2002 (Act 28 of 2002)

- 16.4.2 any landowner or lawful occupier of land who lawfully takes sand, stone, rock, gravel or clay for farming or for effecting improvements in connection with such land or community development purposes provided that the sand, stone, rock, gravel or clay is not sold or disposed of.

## **17. HANDLING AND DRAINAGE OF STORMWATER**

- 17.1 Where, in the opinion of the [Local Authority](#), it is impracticable for stormwater to be drained from higher lying erven direct to a public street, the [owner](#) of the lower lying [erf](#) shall be obliged to accept and permit the passage of such stormwater over the lower lying [erf](#).
- 17.1.1 provided that the owners of the higher lying erven from where the stormwater is discharged over a lower lying [erf](#), shall be liable to contribute a proportionate share of the cost of any pipeline or drain which the [owner](#) of such lower lying [erf](#) may find necessary to lay, or construct for the purpose of leading away the water so discharged over the [erf](#);
- 17.1.2 provided that any measures proposed in terms of Clause 17.1.1 shall be subject to the approval of the [Local Authority](#) prior to the construction or implementation of such measures;
- 17.1.3 provided further that the [Local Authority](#) shall determine the applicability and proportionate share of the cost of any pipeline or drain proposed in Clause 17.1.1 in the event of a dispute between the owners of higher and lower lying erven.

## **18. SITING AND DEVELOPMENT OF BUILDINGS**

- 18.1 The siting of [buildings](#), including outbuildings erected on the [property](#), and entrances to and exits from the [property](#) to a public street system shall be to the satisfaction of the [Local Authority](#).
- 18.2 Subject to the provisions of Clause 24, no [building](#) of any nature shall be erected on that portion of the [property](#) which is likely to be inundated by the floodwater of a public stream on an average of 100 years as set out in section 144 (Parts 3) of the National Water Act, 1998 (Act 36 of 1998) and in any amendments thereof.

## **19. SCREEN WALLS AND FENCES**

- 19.1 A screen wall or walls shall be erected and maintained to the satisfaction of the [Local Authority](#) if and when required by it.
- 19.2 Where a [property](#) has been fenced, such fence shall be erected and maintained to the satisfaction of the [Local Authority](#).

- 19.3 In addition to the provisions of Clause 19.1 and 19.2, the erection of a screen wall or walls exceeding 2,0m in height shall be subject to the [written consent](#) of the owner(s) of the property(ies) located adjacent to such screen wall or walls.
- 19.4 Where the amenity of any [property](#) is adversely or detrimentally affected by the condition of any [building](#), work, structure, courtyard, garden or [land](#), the [Local Authority](#) can instruct the [owner](#) of such [property](#) to erect a screen wall or walls as set out in Clause 19.1 supra.

## **20. MAINTENANCE OF BUILDINGS, GARDENS AND SITES**

- 20.1 The [owner](#) of any [property](#) is responsible for the maintenance of the entire development on such [property](#).
- 20.2 Where the amenity of any [property](#) is adversely or detrimentally affected by:
- 20.2.1 any nuisance;
  - 20.2.2 any work of any nature undertaken or proceeded with;
  - 20.2.3 any use of any building, work, structure, courtyard, garden or land;
  - 20.2.4 the condition of any building, work, structure, courtyard, garden or land;
  - 20.2.5 any noxious activity

the [Local Authority](#) may serve a notice on the [owner](#) or [occupant](#) of the premises on which the injurious condition exists requiring him to take action to abate the injurious condition(s). The said notice can prescribe remedial actions to be taken and can also specify the time limit within which the actions must be effected. In addition to any judgement in terms of Clause 60.2, the [Local Authority](#) may undertake any measures to abate such conditions at the cost of the [owner](#).

## **21. DOLOMITE AREAS**

- 21.1 Properties located within dolomite areas are indicated in [Schedule J](#).
- 21.2 In addition to any conditions specified in [Schedule J](#) in respect of any specified [erf](#), or township, such [erf](#), or if no [erf](#) in a township is specified, all erven in such township as well as any [property](#) specified shall be subject to the following conditions:
- 21.2.1 no french drain or unsealed pits shall be permitted on the [erf](#);
  - 21.2.2 sanitation must be restricted to at least VIP's with lined / sealed pits;

- 21.2.3 trenches and excavations for foundations, pipes, cables or for any other purpose, shall be properly refilled with damp soil in layers not thicker than 150mm and shall be compacted until the same grade of compaction as that of the surrounding material is obtained to the satisfaction of the [Local Authority](#);
  - 21.2.4 non-ferrous or plastic piping must be used for all water related underground services;
  - 21.2.5 all pipes which carry water shall be watertight and shall be provided with watertight flexible couplings;
  - 21.2.6 in the case of waterborne sanitation services, flexible connections must be used in order to prevent leaking of pipes;
  - 21.2.7 the entire surface of the *erf* shall be drained to the satisfaction of the [Local Authority](#) in order to prevent surface water from damming up and water from roof gutters and all rainwater channels shall be discharged away from the foundations;
  - 21.2.8 all structures shall further be surrounded by an apron in order to remove water from the immediate area of foundations;
  - 21.2.9 no trees of any significant size as determined by the [Local Authority](#) shall be planted immediately adjoining any building;
  - 21.2.10 flower and vegetable beds shall not be placed adjacent to any [building](#) or wall.
- 21.3 In addition to any condition imposed in terms of Clause 21.2.1 to 21.2.10, the following conditions will apply to all properties, excluding existing erven or townships, located within dolomite areas:
- 21.3.1 development of residential areas, informal or semi-informal rural settlements as well as the use of the [land](#) for any industrial, business, commercial or mining purpose shall be subject to:
    - 21.3.1.1 an Engineering Geological Investigation (Geotechnical Study) in order to determine the stability of the area as well as the formulation of precautionary measures or conditions for development;
    - 21.3.1.2 a full / comprehensive [Environmental Impact Assessment \(EIA\)](#) to determine the impact of the development on the water resources as well as the impact of the dolomite on the development as determined in the Engineering Geological Investigation.
  - 21.3.2 boreholes for domestic use in rural areas shall be positioned well away from any [building](#) or rural settlement.



- 21.4 Notwithstanding any provision of Clause 21.1 to 21.3, nothing in the fore-going provisions shall be construed as to limit the properties located within dolomite areas to the properties specified in [Schedule J](#) and the [owner](#) of any [property](#) shall be solely responsible to determine whether such [property](#) is located within a dolomite area and such [property](#) shall be subject to the provisions of Clause 21.2 and 21.3.

## **22. HILLS AND RIDGES**

- 22.1 No development shall be allowed on any [property](#) with a slope greater than 5°.
- 22.2 Subject to the provisions of Clause 22.1, if a [property](#) is to be developed on a hill or ridge as indicated on the [Spatial Development Framework](#) of the [Local Authority](#), such development shall be subject to:
- 22.2.1 a full / comprehensive [Environmental Impact Assessment](#) (EIA) including, but not limited to the following:
    - 22.2.1.1 an ecological study, including both functional (ecological) processes including connectivity function of ridge at a landscape level perspective and compositional (biodiversity) aspects;
    - 22.2.1.2 a Red Data study for both fauna and flora;
    - 22.2.1.3 an invertebrate study;
    - 22.2.1.4 a hydrological / geo-hydrological study;
    - 22.2.1.5 a geological study;
    - 22.2.1.6 a pollution study, including both air and water pollution;
    - 22.2.1.7 a social study, including cultural, historical and open space value aspects;
    - 22.2.1.8 a visual study;
    - 22.2.1.9 a study of service provision and access;
    - 22.2.1.10 all specialist studies will be required to examine cumulative impact and a management plan to maintain the ecological integrity of the remaining property will be required and implementation will be the responsibility of the [property owner](#).
  - 22.2.2 a 200m buffer zone of low impact development around the ridge, if deemed necessary by the [Local Authority](#);

- 22.2.3 development proposal within the buffer zone as required in terms of Clause 22.2.2 shall be proceeded by an [Environmental Impact Assessment](#) restricted to at least a [Scoping Report](#).

## **23. DETRIMENTAL SOIL CONDITIONS**

- 23.1 Erven located within townships with detrimental soil conditions are indicated in [Schedule K](#).
- 23.2 Proposals to overcome detrimental soil conditions to the satisfaction of the [Local Authority](#) shall be contained in all building plans submitted for approval and all [buildings](#) shall be erected in accordance with the precautionary measures accepted by the [Local Authority](#) unless it is proved to the [Local Authority](#) that such measures are unnecessary or that the same purpose can be achieved by other more effective means.
- 23.3 If required, a soil report drawn up by a qualified person acceptable to the [Local Authority](#) indicating the soil conditions of the [erf](#) and recommendations as to suitable founding methods and depths shall be submitted to the [Local Authority](#) simultaneously with the submission of building plans prior to the commencement of any building operations on the [erf](#).
- 23.4 Notwithstanding any provision of Clause 23.1 to 23.3 nothing in the fore-going provisions shall be construed as to limit the properties located within areas with detrimental soil conditions to the properties specified in [Schedule K](#) and the [owner](#) of any [property](#) shall be solely responsible to determine whether such [property](#) is located within an area with detrimental soil conditions and such [property](#) shall be subject to the provisions of Clauses 23.2 and 23.3.

## **24. WETLAND AREAS**

- 24.1 No physical development of any [property](#) shall occur within a wetland habitat or 1:100 year floodline of a river or stream.
- 24.2 Wetlands shall not be modified or transformed through landscaping.
- 24.3 No development shall take place within hydromorphic grassland.
- 24.4 A buffer zone, determined by a specialist acceptable to the [Local Authority](#), shall be created between the wetland and any proposed development.
- 24.5 The control and eradication of exotic and invasive species shall be implemented within wetland systems by the [owner](#) of such [property](#).

## 25. HIGH BIODIVERSITY AREAS

- 25.1 Development within high and medium to high hyper diversity areas, important habitat types identified and areas with a vast number of species with a high conservation status as indicated on the [Spatial Development Framework \(SDF\)](#) of the [Local Authority](#) shall be subject to the following:
- 25.1.1 a full ecological investigation in which functional and compositional aspects are dealt with
  - 25.1.2 a vegetation investigation as stated in the Biodiversity Bill (section 71(41)) and should include
    - 25.1.2.1 detailed list and descriptions of invasive species
    - 25.1.2.2 description of infested sites
    - 25.1.2.3 assessment of extent of infestation
    - 25.1.2.4 status report on efficiency of previous control methods and future eradication measures
- 25.2 The information measures referred to in Clauses 25.1.1 and 25.1.2 shall be submitted to the Department of Agriculture, Conservation and Environment (North West Province) or its successor in title.
- 25.3 In addition to the requirements set out in Clause 25.1 supra, development within an area of high hyper-diversity, as indicated on the [Spatial Development Framework \(SDF\)](#) of the [Local Authority](#), shall be subject to the following:
- 25.3.1 the area within which the habitat type occurs shall be flagged as a potential conservation protection
  - 25.3.2 identify which taxon (organism group – herpetofauna, mammals, flora, avifauna, Lepidoptera, aquatic fauna) exhibits high or medium to high biodiversity
  - 25.3.3 a specialist within the field of the identified taxon must execute a full investigation on the taxon – including the perceived impacts of the development on the species in the taxon
  - 25.3.4 for a taxon with low confidence, a full investigation should be performed
  - 25.3.5 if any species of high conservation status is recorded in the area, a full Red Data assessment will be required.
- 25.4 The information referred to in Clauses 25.3.1 to 25.3.5 shall be submitted to the Department of Agriculture, Conservation and Environment (North West Province) or its successors in title and should comply with the methodology of the North West Biodiversity Site Inventory and Database Development Project.

## 26. INFORMAL STRUCTURES

- 26.1 No [informal structures](#) may be erected on any [property](#) within the [area of the Scheme](#), provided that:
- 26.1.1 the [Local Authority](#) in consultation with the community may consent to the erection of an [informal structure](#) on “Residential 1” erven in certain areas as determined from time to time by the [Local Authority](#).

## 27. ENVIRONMENTAL IMPACT ASSESSMENT

- 27.1 Notwithstanding any provision of this [Scheme](#), nothing shall be construed as to allow the use of [land](#) or the erection or use of any [building](#) for the purpose of a [listed activity](#) unless such activity has been approved by the competent authority as determined in terms of section 1 of the Environment Conservation Act, 1989 (Act 73 of 1989).
- 27.2 The [owner](#) of [land](#) shall be responsible to furnish the [Local Authority](#) with proof of the authorisation contemplated in terms of Clause 27.1 as well as any conditions imposed as part of the authorisation.
- 27.3 The [Local Authority](#) shall during the consideration of any building plan or [site development plan](#) in respect of a development contemplated in terms of Clause 27.1 take into consideration any conditions imposed in terms of the authorisation.

## 28. HERITAGE RESOURCES MANAGEMENT

- 28.1 Notwithstanding any provision of this [Scheme](#), any person who intends to undertake a development as defined in terms of section 38(1)(a) to 38(1)(e) of the National Heritage Resources Act, 1999 (Act 25 of 1999) as amended from time to time and as set out in [Schedule L](#) to this [Scheme](#), must at the very earliest stages of initiating such a development, notify the responsible heritage resources authority and furnish it with details regarding the location, nature and extent of the proposed development.
- 28.2 The provisions of Clause 28.1 shall be subject to section 38(2) to 38(10) of the National Heritage Resources Act, 1999 (Act 25 of 1999) as amended from time to time and as set out in [Schedule L](#).
- 28.3 The [properties](#) that have been identified as [Cultural Heritage Sites](#) within the [area of the scheme](#) are indicated in [Schedule M](#).
- 28.4 Notwithstanding the provision of Clause 28.3, nothing in the foregoing provisions shall be construed as to limit the properties identified as [Cultural Heritage Sites](#) to the properties specified in [Schedule M](#) and the [owner](#) of any [property](#) shall be solely responsible to determine whether such [property](#) constitutes a [Cultural Heritage Site](#) and such [property](#) shall be subject to the provisions of Clause 28 and 38.

## **PART 5: SPECIFIC CONDITIONS AND LIMITATIONS APPLICABLE TO USE ZONES / LAND USES**

### **29. CONDITIONS APPLICABLE TO PROPERTIES ZONED “RESIDENTIAL 1”**

29.1 Subject to the provisions of Clause 2 to 28, the following additional conditions will apply to the erven in [use zone](#) “Residential 1”:

29.1.1 no [property](#) or [erf](#) may be used for the:

29.1.1.1 parking, storage or garaging of more than one (1) commercial vehicle (which may include inter alia a bus with more than 12 seats, light delivery van, tractor, construction machine and truck with a carrying capacity of more than 3 ton) or taxi, except with the [special consent](#) of the [Local Authority](#);

29.1.1.2 parking, storage or garaging of any motor vehicle of which the gross vehicle mass exceeds 3500kg except with the [special consent](#) of the Local Authority provided that the Local Authority may grant [special consent](#) in respect of the parking, storage or garaging of a motor vehicle or an articulated motor vehicle of which the gross vehicle mass exceeds 3500kg but does not exceed 5000kg;

provided that no vehicle parked, stored or garaged in terms of Clause 29.1.1.1 and 29.1.1.2 shall carry hazardous materials or flammable substances.

29.1.1.3 maintenance, fuelling or repair of any motor vehicle or motorcycle (except those that are registered in the name of the [occupant](#)) or any commercial vehicle or taxi, without the [special consent](#) of the [Local Authority](#);

### **30. CONDITIONS APPLICABLE TO PROPERTIES ZONED “RESIDENTIAL 2”**

30.1 Subject to the provisions of Clause 2 to 28, the following additional conditions will apply to the erven in [use zone](#) “Residential 2”:

30.1.1 the development parameters in respect of [density](#), [coverage](#) and [height](#) applicable to properties within use zone “Residential 2” are indicated in [Schedule H](#).

30.1.2 [properties](#) not listed in [Schedule H](#) will be subject to the standard development parameters as contained within the [Scheme](#).

30.1.3 the development parameters contained in [Schedule H](#) will supersede those contained in Clause 10, 11 and 12 where it applies to the [properties](#) referred to in [Schedule H](#).

- 30.1.4 where no development parameters are specified in respect of a property listed in Schedule H the standard development parameters as contained in Clause 11, 12, 13 and 14 of the Scheme will apply.
- 30.1.5 the requirements as set out in Schedule N;
- 30.1.6 all private internal roads on the property shall be constructed and maintained by the owner(s) as required / determined by the Local Authority;
- 30.1.7 the erf or any group of erven shall not be subdivided into smaller portions with single dwelling units thereon, before final approval of the proposals embodied in the site development plan relating to the particular erf or group of erven or unless the Local Authority has granted written consent thereto. If it is not the intention to develop the whole 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;
- 30.1.8 the provisions of Clause 29.1.1 shall also apply to any property with the "Residential 2" use zone.

### **31. CONDITIONS APPLICABLE TO PROPERTIES ZONED "MINING AND QUARRYING"**

- 31.1 Subject to the provisions of Clause 2 to 28, the following additional conditions will apply to properties in use zone "Mining and Quarrying":
  - 31.1.1 no reconnaissance, prospecting, mining, retention, exploration or production activities may be exercised on any property unless authorised in terms of a reconnaissance permission, prospecting- or mining right, mining permit, exploration right or production right issued in terms of sections 14, 17, 23, 27, 31, 80 and 84 of the Mineral and Petroleum Resources Development Act, 2002 (Act 28 of 2002) and in any amendments thereof;
  - 31.1.2 any mining- or production right issued in terms of sections 23 or 84 of the Mineral and Petroleum Resources Development Act, 2002 (Act 28 of 2002) shall be subject to an Environmental Impact Assessment as contemplated in terms of section 22(4)(a) read with section 39(1) as well as section 83(4)(b) of the said Act;
  - 31.1.3 any reconnaissance permission, prospecting right, mining permit, mining right, retention permit, exploration right or production right contemplated in Clause 31.1.1 shall be subject to an Environmental Management Programme / Environmental Management Plan as set out in sections 32(3), 39(2), 79(4)(b) and 83(4)(b) of the Mineral and Petroleum Resources Development Act, 2002 (Act 28 of 2002) and in any amendments thereof;



- 31.1.4 the holder of a reconnaissance permission, prospecting right, retention permit, mining right or mining permit must:
- 31.1.4.1 at all times give effect to the general objectives of integrated environmental management
  - 31.1.4.2 consider, investigate, assess and communicate the impact of his or her prospecting or mining on the environment
  - 31.1.4.3 manage all environmental impacts
    - 31.1.4.3.1 in accordance with his or her environmental management plan or approved environmental management programme, where appropriate
    - 31.1.4.3.2 as an integral part of the reconnaissance, prospecting or mining operation
  - 31.1.4.4 rehabilitate the environment affected by the prospecting or mining operations to its natural or predetermined state or to a land use which conforms to the generally accepted principle of sustainable development
  - 31.1.4.5 is responsible for any environmental damage, pollution or ecological degradation as a result of his or her reconnaissance, prospecting or mining operations and which may occur inside or outside the boundaries of the area to which such right, permit or permission relates
- as set out in section 38 of the Mineral and Petroleum Resources Development Act, 2002 (Act 28 of 2002) and in any amendments thereof.
- 31.1.5 the holder of a prospecting right, mining right, mining permit, or retention permit remains responsible for any environmental liability, pollution or ecological degradation and the management thereof, until the issuing of a closure certificate to the holder concerned as contemplated in terms of section 43 of the Mineral and Petroleum Resources Development Act, 2002 (Act 28 of 2002) and in any amendments thereof
- 31.1.6 when a prospecting right, mining right, retention permit or mining permit lapses, is cancelled or is abandoned or when any prospecting or mining operations come to an end the holder of any such right or permit may not demolish or remove any building structure or object
- 31.1.6.1 which may not be demolished or removed in terms of any other law

31.1.6.2 which has been identified in writing by the Minister of Minerals and Energy for purposes of this section

31.1.6.3 which is to be retained in terms of an agreement between the holder and the owner or occupant of the land, which agreement has been approved by the Minister of Minerals and Energy in writing

as set out in section 44 of the Mineral and Petroleum Resources Development Act, 2002 (Act 28 of 2002) provided that the provision of Clauses 31.1.6.1 to 31.1.6.3 shall not apply to bona fide mining equipment which may be removed.

31.1.7 notwithstanding the provisions of [Table A](#), nothing shall be construed as to allow the utilisation of the surface of any [land](#) zoned for “Mining and Quarrying” for purposes which may be contrary to any object of the Mineral and Petroleum Resources Development Act, 2002 (Act 28 of 2002) or which is likely to impede any such object unless authorised by the Minister of Minerals and Energy in terms of section 53 of the said Act.

31.1.8 no quarrying for the taking of sand, stone, rock, gravel, clay and soil for any purpose whatsoever shall be conducted on any property unless authorised in terms of the Mineral and Petroleum Resources Development Act, 2002 (Act 28 of 2002) and in any amendments thereof

31.1.9 the provisions of Clause 31.1.8 shall not apply to:

31.1.9.1 any quarrying conducted by the following organisations as determined in terms of section 106(1) of the Mineral and Petroleum Resources Development Act, 2002 (Act 28 of 2002):

31.1.9.1.1 Department of Water Affairs and Forestry

31.1.9.1.2 National Parks Board

31.1.9.1.3 National Roads Agency

31.1.9.1.4 National Parks Authority of South Africa

31.1.9.1.5 Spoornet

31.1.9.1.6 Provincial Governments

as amended from time to time subject to the provisions of section 106(2) of the Mineral and Petroleum Resources Development Act, 2002 (Act 28 of 2002).

- 31.1.9.2 any landowner or lawful occupier of land who lawfully takes sand, stone, rock, gravel or clay for farming or for effecting improvements in connection with such land or community development purposes provided that the sand, stone, rock, gravel or clay is not sold or disposed of.

**32. CONDITIONS APPLICABLE TO PROPERTIES ZONED “HIGH POTENTIAL / UNIQUE AGRICULTURAL”**

32.1 Subject to the provisions of Clause 2 to 28, the following additional conditions will apply to properties in use zone “High Potential / Unique Agricultural”:

- 32.1.1 any application for the change of land use zone or obtaining of supplementary land use rights on land zoned “High Potential / Unique Agricultural” or on land deemed by the Local Authority to comply with the requirements of high potential / unique agricultural land as set out on Clause 32.1.4 can only be considered by the Local Authority on submission of written confirmation from the Department of Agriculture that the land to which the application applies is no longer deemed as high potential / unique agricultural land or that the change of land use zone or obtaining of supplementary land use rights will not negatively affect the production capacity of the subject property;
- 32.1.2 any application for the subdivision of land zoned “High Potential / Unique Agricultural” or land deemed by the Local Authority to comply with the requirements of high potential / unique agricultural land as set out in Clause 32.1.4 can only be considered by the Local Authority on submission of written approval from the Department of Agriculture that the proposed subdivision will not negatively affect the production capacity of the subject property
- 32.1.2.1 provided that an application contemplated in terms of Clause 32.1.2 shall be subject to the provisions of Proclamation R100 of 1995;
- 32.1.2.2 in the application of Proclamation R100 of 1995 an application contemplated in Clause 32.1.2 shall be submitted to the Department of Agriculture for approval.
- 32.1.3 the owner of land shall be responsible to furnish the Local Authority with the written approval of the Department of Agriculture contemplated in terms of Clause 32.1.1 and 32.1.2 as well as any condition imposed as part of the approval
- 32.1.4 the following norms are applicable when an application is considered for change of land use zone, obtaining of supplementary land use rights or subdivision on “High Potential / Unique Agricultural” land

- 32.1.4.1      Grazing unit: In order to be seen as a viable unit a unit must be able to carry at least 60 Large Stock Units (Grazing capacity of 5 to 10 hectares / Large Stock Unit)
- 32.1.4.2      Crop production: If enlisted in an irrigation scheme at least 10 hectares of water rights on 20 hectares of land (in order to permit crop rotation)
- 32.1.4.3      Dry land: At least 100 hectares of dry land.
- 32.1.5          the use of land zoned “High Potential / Unique Agricultural” and located outside the urban edge for the purposes of a country estate or resort (private or public) shall be subject to the Provincial Guidelines (as amended from time to time) set by the Department of Developmental Local Government and Housing or its successors in title (Refer Schedule O).
- 32.1.6          the change of land use from agricultural land use to any other land use and the use for grazing to any other form of agricultural use constitute listed activities and are subject to the requirements of the Environment Conservation Act, 1989 (Act 73 of 1989).

### **33. CONDITIONS APPLICABLE TO PROPERTIES ZONED “AGRICULTURAL”**

- 33.1      Subject to the provisions of Clause 2 to 28, the following additional conditions will apply to properties in use zone “Agricultural”:
  - 33.1.1      any application for the change of land use zone or obtaining of supplementary land use rights on land zoned “Agricultural” and which is located outside the Urban Edge as indicated on the Spatial Development Framework (SDF) can only be considered by the Local Authority on submission of written comment from the Department of Agriculture in respect of the proposed change of land use zone or supplementary land use rights
  - 33.1.2      any application for the subdivision of land zoned “Agricultural” shall be subject to the provisions of Proclamation R100 of 1995
  - 33.1.3      the provisions of Clause 32.1.6 will mutatis mutandis apply to land zoned “Agricultural”;
  - 33.1.4      the owner of land shall be responsible to furnish the Local Authority with the written comment of the Department of Agriculture contemplated in terms of Clauses 33.1.1 and 33.1.2 as well as any condition imposed by the said Department
  - 33.1.5      the Local Authority may on receipt of an application for special consent, consent to the erection of dwelling units / group housing on a property zoned “Agricultural” subject to the following conditions:

- 33.1.5.1 the density shall be such that the number of [dwelling units](#) do not exceed the ratio of 1 dwelling unit per 500m<sup>2</sup> of the site area;
- 33.1.5.2 the total number of dwelling units shall in no instance exceed ten (10) [dwelling units](#);
- 33.1.5.3 the [property](#) shall not be subdivided and individual ownership can only be obtained through a sectional title or a process of township establishment;
- 33.1.5.4 satisfactory arrangements have been made with the [Local Authority](#) or any other service provider acceptable to the [Local Authority](#) in respect of the provision of services (water, sewer, electricity, roads, refuse removal) to the proposed [dwelling units](#).
- 33.1.5.5 the provisions of Clause 33.1.5 shall only apply to [land](#) zoned "Agricultural" located within the [Urban Edge](#) as indicated on the [Spatial Development Framework \(SDF\)](#)
- 33.1.5.6 development of the [property](#) shall be subject to a geotechnical investigation conducted by a qualified person to the satisfaction of the [Local Authority](#)
- 33.1.5.7 a [site development plan](#) shall be submitted to the [Local Authority](#) for approval prior to the submission of any building plan(s)
- 33.1.5.8 the building plan(s) submitted shall indicate measures to address any recommendation contained within the geotechnical report contemplated in Clause 33.1.5.6.
- 33.1.6 the use of [land](#) zoned "Agricultural" and located outside the urban edge for the purposes of a [country estate](#) or resort (private or public) shall be subject to the Provincial Guidelines (as amended from time to time) set by the Department of Developmental Local Government and Housing or its successors in title (Refer [Schedule O](#)).

#### **34. CONDITIONS APPLICABLE TO PROPERTIES ZONED "CONSERVATION"**

- 34.1 Subject to the provisions of Clause 2 to 28, the following additional conditions will apply to properties in [use zone](#) "Conservation":
  - 34.1.1 all [listed activities](#) in terms of section 21 of the Environment Conservation Act, 1989 (Act 73 of 1989) must be subject to a full [Environmental Impact Assessment \(EIA\)](#) and an [Environmental Management Plan](#).

### **35. CONDITIONS APPLICABLE TO PROPERTIES ZONED “PUBLIC OPEN SPACE”**

35.1 Subject to the provisions of Clause 2 to 28, the following additional conditions will apply to properties in [use zone](#) “Public Open Space”:

35.1.1 the change of land use from zoned open space to any other land use constitutes a [listed activity](#) and is subject to the requirements of the Environment Conservation Act, 1989 (Act 73 of 1989).

### **36. CONDITIONS APPLICABLE TO “INFORMAL RURAL SETTLEMENTS” AND “SEMI-FORMAL RURAL SETTLEMENTS”**

36.1 Subject to the provisions of Clause 2 to 28, the following additional conditions will apply to properties to be used for “[Informal Rural Settlements](#)” and “[Semi-Formal Rural Settlements](#)”:

36.1.1 with the exception of “[Farm Settlements](#)” no rural settlements will take place without the consent of the [Local Authority](#);

36.1.2 for the purposes of Clause 36.1.1 the reference to consent implies either township establishment or rezoning application, as the circumstances may dictate;

36.1.3 during the consideration of any application contemplated in Clause 36.1.1 and 36.1.2, the following aspects should be addressed:

36.1.3.1 access to and provision of basic services (water, sanitation, roads and electricity);

36.1.3.2 access to and provision of social amenities;

36.1.3.3 service agreement with [Local Authority](#) and any other service provider;

36.1.3.4 social, economic and environmental sustainability of the settlement;

36.1.3.5 any other aspects as required by the [Local Authority](#).

### **37. CONDITIONS APPLICABLE TO “FILLING STATION” AND “PUBLIC GARAGES”**

37.1 Subject to the provisions of Clause 2 to 28, the following additional conditions will apply to properties used for “[Filling Stations](#)” and “[Public Garages](#)”:

37.1.1 the establishment, upgrading and extension of a [filling station](#) or [public garage](#) constitute a [listed activity](#) and may only be commenced with on submission of documentary proof to the [Local Authority](#) that such establishment, upgrading or extension has been authorised by the Department of Agriculture, Conservation and Environment or its successors in title in terms of the provisions of the Environment Conservation Act, 1989 (Act 73 of 1989);



- 37.1.2 screen walls shall be erected by the registered owner to the satisfaction of the [Local Authority](#). The extent, material, design, height, position and maintenance thereof shall be to the satisfaction of the [Local Authority](#);
- 37.1.3 no material of any nature whatsoever, shall be stored or stacked higher than the height of the screen wall;
- 37.1.4 no repairs 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 Authority](#);
- 37.1.5 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 to the satisfaction of the [Local Authority](#);
- 37.1.6 at every [filling station](#) / [public garage](#) where vehicles are refuelled, sanitary facilities shall be provided for use by the general public to the satisfaction of the [Local Authority](#);
- 37.1.7 a [site development plan](#) shall be submitted;
- 37.1.8 the [Local Authority](#) may relax the conditions in Clause 37.1.2 to 37.1.7 by [written consent](#) in terms of Clause 48.

### **38. CONDITIONS APPLICABLE TO “CULTURAL HERITAGE SITE”**

- 38.1 Subject to the provisions of Clause 2 to 28, the following additional conditions will apply to properties indicated as a “[Cultural Heritage Site](#)”:
  - 38.1.1 no person may destroy, damage, deface, excavate, alter, remove from its original position, subdivide or change the status of any heritage site without a permit issued to this effect by the South African Heritage Resources Agency or Provincial Heritage Resources Authority contemplated in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)
  - 38.1.2 the [special consent](#) of the [Local Authority](#) contemplated in terms of Clause 47 shall be required for any alterations or development affecting a cultural heritage site / heritage area / place listed in the heritage register
  - 38.1.3 in accessing an application under Clause 38.1.2 the [Local Authority](#) must consider the significance of the place / area and how this could be affected by the proposed alteration or development

- 38.1.4 in the event of any alteration or development being undertaken in a heritage area without the consent of the [Local Authority](#) first having been obtained, it shall have the power to require the [owner](#) to stop such work instantly and restore the site to its previous condition within a specified period provided that if the [owner](#) fails to comply with the requirements of the [Local Authority](#), the [Local Authority](#) shall have the right to carry out such restoration work itself and recover the cost thereof from the [owner](#).

### **39. CONDITIONS APPLICABLE TO “PROTECTED AREAS”**

- 39.1 Subject to the provisions of Clause 2 to 28, the following additional conditions will apply to properties used for “[Protected Areas](#)”:
- 39.1.1 all [listed activities](#) in terms of section 21 of the Environment Conservation Act, 1989 (Act 73 of 1989) must be subject to a full [Environmental Impact Assessment \(EIA\)](#) and an [Environmental Management Plan](#);
  - 39.1.2 the use of the [land](#) shall be restricted to environmental related activities;
  - 39.1.3 no mining or prospecting activities are allowed;
  - 39.1.4 commercial, business and community activities determined by regulation

### **40. CONDITIONS APPLICABLE TO “CONSERVANCIES”**

- 40.1 Subject to the provisions of Clause 2 to 28, the following additional conditions will apply to properties used for “[Conservancies](#)”:
- 40.1.1 all [listed activities](#) in terms of section 21 of the Environment Conservation Act, 1989 (Act 73 of 1989) must be subject to a full [Environmental Impact Assessment \(EIA\)](#) and an [Environmental Management Plan](#).

### **41. CONDITIONS APPLICABLE TO “LIQUOR ENTERPRISE”**

- 41.1 Subject to the provisions of Clause 2 to 28, the following additional conditions will apply to properties used for “[Liquor Enterprise](#)”:
- 41.1.1 notwithstanding the provisions of [Table A](#) or Section 43 of the Ordinance, properties where [liquor enterprises](#), as defined in terms of Clause 1.83, are permissible on the [fixed date](#), are indicated in [Schedule P](#)

- 41.1.2 notwithstanding the provisions of Clause 41.1.1 and [Schedule P](#), nothing in the fore-mentioned provisions should be construed as to allow the utilisation of a [building](#) or [land](#) or the erection and use of buildings for purposes contrary to the type of license issued in terms of the Liquor Act, 1989 (Act 27 of 1989) or from complying with any condition imposed by the relevant authority in terms of the said Act.

## **42. CONDITIONS APPLICABLE TO “TAVERN”**

- 42.1 Subject to the provisions of Clause 2 to 28, the following additional conditions will apply to properties used for “[Taverns](#)”:
- 42.1.1 notwithstanding the provisions of [Table A](#) or Section 43 of the Ordinance, properties where [taverns](#), as defined in terms of Clause 1.149, are permissible on the [fixed date](#), are indicated in [Schedule Q](#)
- 42.1.2 notwithstanding the provisions of Clause 42.1.1 and [Schedule Q](#), nothing in the fore-mentioned provisions should be construed as to allow the utilisation of a [building](#) or [land](#) or the erection and use of buildings for purposes contrary to the type of license issued in terms of the Liquor Act, 1989 (Act 27 of 1989) or from complying with any condition imposed by the relevant authority in terms of the said Act.

## **43. CONDITIONS APPLICABLE TO “SHOPS”, “OFFICES”, AND “SERVICE ENTERPRISES”**

- 43.1 Subject to the provisions of Clause 2 to 28, the following additional conditions will apply to properties used for “[Shops](#)”, “[Offices](#)” and “[Service Enterprises](#)”:
- 43.1.1 no [shop](#), [office](#) and / or [service enterprise](#) in any [use zone](#) shall have a linear frontage bordering onto a [street](#), alleyway or passage from where it is accessed by the general public of less than 3,0m.
- 43.1.2 in addition to the provisions of Clause 43.1.1, no [shop](#), [office](#) and / or [service enterprise](#) in any [use zone](#) shall have a [floor area](#) of less than 10m<sup>2</sup> or such other minimum [floor area](#) imposed in terms of the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977) for the specific occupation class as set out in the fore-mentioned Act.
- 43.1.3 the provisions of Clause 43.1.1 shall not apply to entrance structures used exclusively to access a [building](#).

## **PART 6: SPECIAL, WRITTEN AND TEMPORARY CONSENT**

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

- 44.1 Subject to the provisions of Clause 47, 48 and 49 hereof, the [Local Authority](#) may, when application is made for its special, written or temporary consent in terms of this [Scheme](#) refuse or grant such consent subject to such conditions as it may deem fit, with due consideration of:
- 44.1.1 the amenity of the area;
  - 44.1.2 health and safety of the area;
  - 44.1.3 the character of other uses in the area;
  - 44.1.4 the need and desirability of the use concerned;
  - 44.1.5 the [Directive Principles](#);
  - 44.1.6 [Integrated Development Plan](#);
  - 44.1.7 Compliance with the proposals set forth in the [Spatial Development Framework \(SDF\)](#);
  - 44.1.8 Any policy document of the [Local Authority](#);
  - 44.1.9 Any [by-law](#) of the [Local Authority](#);
- 44.2 Where the use of [land](#) or a [building](#) can only be conducted with the special, written or temporary consent of the [Local Authority](#), the use may not be conducted prior to the consent being given.

### **45. FINDING AND APPEALS**

- 45.1 Where an application in terms of any provision of the [Scheme](#) is submitted, the [Local Authority](#) will consider it after the period for comments or objections has expired, if such period applies, with due consideration of any representation and / or objections received.
- 45.2 If the [Local Authority](#) approves the application, it can impose any conditions as it deems fit, including the payment of a monetary contribution.
- 45.3 The [Local Authority](#) notifies the applicant and any objector of its decision.
- 45.4 Any objector or the applicant who is aggrieved by the decision of the [Local Authority](#) or any condition of such decision, can appeal against the decision or condition in the manner prescribed in the [Ordinance](#).

## 46. REGISTER OF CONSENT AND CONDITIONS

- 46.1 The [Local Authority](#) shall keep a complete register of amendments, approvals and consents approved by it in terms of this [Scheme](#), or granted through the verdict of appeals, as well as conditions imposed in such approvals.

## 47. SPECIAL CONSENT OF THE LOCAL AUTHORITY

- 47.1 Any [owner](#) of [land](#) (hereinafter referred to as “the applicant”), intending to apply to the [Local Authority](#) for [special consent](#) for the [erection of buildings](#) and / or use of [land](#) for a purpose as set out in [Table A](#), shall submit such application to the [Local Authority](#) in writing in the manner hereinafter described:

- 47.1.1 the applicant shall at his / her own expense give notice of the intended application. Such notice shall be in one of the official languages as prescribed by the [Local Authority](#) and shall contain full particulars regarding:

47.1.1.1 the name and address of the applicant;

47.1.1.2 the description, address and locality of the subject property;

47.1.1.3 existing zoning of the property;

47.1.1.4 a complete description of the proposed use;

47.1.1.5 shall state that the application lies for inspection at the office of the [Local Authority](#) and that any objection to or representation in connection with such application shall be lodged simultaneously with the [Local Authority](#) and the applicant within a period of 21 days calculated from the date of publication of the notice.

- 47.1.2 the notice contemplated in Clause 47.1.1 shall be:

47.1.2.1 published once in a local newspaper, as prescribed by the [Local Authority](#), which circulates in the area of the application, and sufficient evidence to that effect must be submitted to the Local Authority;

47.1.2.2 served on the [surrounding owners](#) either per hand or registered post and sufficient evidence to that effect must be submitted to the [Local Authority](#);

47.1.2.3 posted and maintained in a conspicuous place on each separate portion of the [land](#) or [building](#) to which such consent applies for a period of not less than 14 consecutive days from the date of publication of the notice contemplated in Clause 47.1.2.1, and a sworn affidavit that the notice was indeed posted and maintained for the said period must be submitted to the [Local Authority](#). Such notice shall not be smaller than 594mm x 420mm in dimension and each letter not less than 6mm in height;

47.1.2.4 referred to any other person or body which may be required by the [Local Authority](#);

provided that the Local Authority may upon receipt of a written request grant exemption from compliance with the provisions of Clause 47.1.2.1, 47.1.2.2 and 47.1.2.3.

47.1.3 in addition to the requirements set out in Clause 47.1.1 and 47.1.2 the applicant shall prior to the submission of an application for [special consent](#) obtain the written comments from [surrounding owners](#) in the manner and format as prescribed in Clause 48.3 (for the purpose of this Clause a reference to Clause 48.4 in Clause 48.3.4 shall be construed as a reference to Clause 47.1.5) and such comments shall be submitted simultaneously with the fore-mentioned application;

47.1.4 the application contemplated in terms of clause 47.1 shall:

47.1.4.1 comprise, but is not limited, to the following documents as well as such additional documents and / or information as the [Local Authority](#) may require

47.1.4.1.1 plan, drawn to a suitable or appropriate scale, indicating the locality of the [property](#) in relation to surrounding properties;

47.1.4.1.2 memorandum addressing inter alia the need and desirability of the proposed use as well as any other matter deemed applicable to the application concerned

47.1.4.1.3 copy of the relevant Deed of Transfer of the subject [property](#)

47.1.4.1.4 pro-forma notice contemplated in terms of Clause 47.1.1 read with Clause 47.1.2.1

- 47.1.4.1.5 written comments from surrounding owners contemplated in terms of Clause 47.1.2.2 and 47.1.3
- 47.1.4.1.6 Special Power of Attorney if the application is lodged by anybody other than the owner of the property on behalf of such owner
- 47.1.4.2 be lodged with the Local Authority prior to the publication of the notices contemplated in Clause 47.1.1 read with Clauses 47.1.2.1 and 47.1.2.3.
- 47.1.5 the Local Authority shall consider and hear any objection or representation received within the period of twenty-one days, at a hearing arranged by the Local Authority;
- 47.1.6 subject to the provisions of Clause 47.1.5 the Local Authority shall set a time and place for the hearing of such objection or representation and shall give written notice thereof, by registered post or by electronic communication or facsimile, at least 14 days prior to the hearing, to the applicant and / or his duly authorised agent and all objectors;
- 47.1.7 where the objections or representations contemplated in Clause 47.1.5 of more than one person are contained in one document, it shall be deemed sufficient compliance with the provisions of Clause 47.1.6 if the person who has lodged the document or is signatory thereto is notified as contemplated in the latter clause;
- 47.1.8 the Local Authority shall after due consideration of any objections and the criteria stipulated in Clause 44 hereof, in writing notify the applicant and every person who has lodged an objection or had made representations, of such decision, and any condition imposed in terms of the proposed use;
- 47.1.9 the decision of the Local Authority shall (where any objection to this application was received) not take effect until the expiration of twenty eight (28) days from the date on which the applicant and any objector are notified thereof, or if appeal has been noted in terms of the provisions of the Ordinance, until such appeal has been dealt with;
- 47.1.10 notwithstanding the above, the Local Authority reserves the right to reconsider the decision in terms of Clause 47.1.8, without liability for compensation, if any of the conditions imposed in terms of the authorisation are not complied with or if complaints from neighbouring properties are forthcoming;



- 47.1.11 when the [Local Authority](#) imposes a condition in terms of Clause 47.1.8, such condition may be revised by the [Local Authority](#) on written request and after negotiation with the applicant;
- 47.1.12 if the consent of the [Local Authority](#) in terms of Clause 47 for the use of [land](#) or the erection or use of buildings is not exercised within 12 months from the date of the notification of the [Local Authority](#) to grant such consent, or if an appeal has been noted in terms of Clause 47.1.9, twelve (12) months from the date that such appeal has been disposed of, or if the use permitted thereunder is interrupted for a period of twelve (12) consecutive months, the consent shall ipso facto lapse;
- 47.1.13 the [Local Authority](#) may on written application grant an extension of the time in which the consent must be exercised or the special consent use may be interrupted;
- 47.1.14 notwithstanding the provisions of Clause 47.1.10, 47.1.12 and 47.1.13, the [Local Authority](#) may on written request from the owner of land cancel or retract any consent granted in terms of Clause 47 provided that such cancellation or retraction will not take effect until approved by the [Local Authority](#);
- 47.1.15 apart from the uses set out in [Table A](#), the [Local Authority](#) may, where application is made for its consent in terms of any other Clause, require that the same procedure be followed as set out in this Clause. If such requirements are not laid down, any other such application will be submitted in the manner as may be determined by the [Local Authority](#).

#### **48. WRITTEN CONSENT OF THE LOCAL AUTHORITY**

- 48.1 Any [owner](#) of [land](#) (hereinafter referred to as “the applicant”), intending to apply to the [Local Authority](#) for [written consent](#) to:
  - 48.1.1 erect and use of a [building](#) or for the use of land in any [use zone](#), whether wholly or partially for any purposes which requires the [written consent](#) of the [Local Authority](#) in terms of [Table A](#);
  - 48.1.2 relaxation of the line(s) of no access (Clause 8.1);
  - 48.1.3 relaxation of a [building line](#) (Clause 9.3.4);
  - 48.1.4 subdivision of “Residential 1” erf (Clause 10.4);
  - 48.1.5 erection of an additional [\(second\) dwelling unit](#) (Clause 10.4);
  - 48.1.6 relaxation of [coverage](#) (Clause 11.1.2);
  - 48.1.7 relaxation of [height](#) (Clause 12.1.2);

- 48.1.8 provision of parking on adjacent property (Clause 13.4);
- 48.1.9 relaxation of parking (Clause 13.8);
- 48.1.10 amendment of [site development plan](#) (Clause 15.2.1);
- 48.1.11 erection of screen wall(s) exceeding 2,0m in height (Clause 19.3)
- 48.1.12 relaxation of conditions applicable to [filling stations](#) / [public garages](#) (Clause 37.1.8)

shall do so in writing in the prescribed form supplied (where applicable) by the [Local Authority](#).

- 48.2 No [written consent](#) shall be granted in terms of this Clause until the applicant has, to the satisfaction of the [Local Authority](#), obtained the written comments of the [surrounding owners](#) in the prescribed format.
- 48.3 Subject to the provisions of Clause 48.2, the form supplied to owners for written comments shall:
  - 48.3.1 supply full particulars and a description of the nature and extent of the intended use or relaxation required;
  - 48.3.2 the description, address and locality of the subject property;
  - 48.3.3 the name and address of the applicant;
  - 48.3.4 record therein that none of the signatures, notwithstanding their being aware of their right in terms of Clause 48.4 to object or to make representation against the application, has any objection thereto;
  - 48.3.5 disclose the name, street address and telephone number of the signatories;
  - 48.3.6 reflect the signatures of all [surrounding owners](#) referred to in Clause 48.2.
- 48.4 The [Local Authority](#) shall consider any objection received and hear any representation made at a hearing arranged by the Local Authority for which purpose the provisions of Clauses 47.1.5, 47.1.6, 47.1.7, 47.1.8 and 47.1.9 will apply mutatis mutandis.
- 48.5 The Local Authority shall notify the applicant, and if applicable the objectors, in writing of its decision.
- 48.6 Notwithstanding the above, the [Local Authority](#) reserves the right to reconsider its decision in terms of Clause 48.4, without liability for compensation, if any of the conditions imposed in terms of the authorisation are not complied with or if complaints from neighbouring properties are forthcoming.

- 48.7 If the consent of the [Local Authority](#) in terms of Clause 48 for the use of [land](#) or the erection or use of [buildings](#) or the relaxation of any development parameters set out in Part 3 of this [Scheme](#) are not exercised within 12 months from the date of the notification of the [Local Authority](#) to grant such consent, or if an appeal has been noted in terms of Clause 48.4 read with Clause 47.1.9, twelve (12) months from the date that such appeal has been disposed of, or if the use permitted thereunder is interrupted for a period of twelve (12) consecutive months, the consent shall ipso facto lapse.
- 48.8 Notwithstanding the provisions of Clause 48.6 and 48.7, the [Local Authority](#) may on written request from the [owner](#) of [land](#) cancel or retract any consent granted in terms of Clause 48 provided that such cancellation or retraction will not take effect until approved by the [Local Authority](#).

#### **49. TEMPORARY CONSENT OF THE LOCAL AUTHORITY**

- 49.1 Notwithstanding any other provision of this [Scheme](#), but subject to Clause 47 or only with the [written consent](#) of [surrounding owners](#), whatever requirement is deemed fit by the [Local Authority](#), the [Local Authority](#) may on receipt of a written application from the [owner](#) of [land](#) or his authorised agent, consent to the temporary use of a property for:
- 49.1.1 the erection and use of temporary buildings, or the use of existing buildings for site offices, storage rooms, workshops or such other uses as may be necessary during the erection of any permanent [building](#) or structure on the [land](#); Provided that such consent shall ipso facto lapse upon completion of the permanent structure or on the expiry date thereof as determined by the [Local Authority](#);
  - 49.1.2 the occasional use of [land](#) or [buildings](#) for public religious exercises, [place of instruction](#), [institution](#), [place of amusement](#) or [social hall](#);
  - 49.1.3 the use of [land](#) or [buildings](#) thereon for State or [municipal purposes](#);
  - 49.1.4 the use of [land](#) or the erection of [buildings](#) necessary for the purpose of informal retail trade.
- 49.2 Such consent granted under Clause 49.1 shall be for a period determined by the [Local Authority](#) which shall in any case not exceed 12 calendar months.
- 49.3 The [Local Authority](#) may impose any condition deemed fit in granting consent in terms of Clause 49.1.
- 49.4 Notwithstanding the above, the [Local Authority](#) reserves the right to reconsider the decision in terms of Clause 49.1, without liability for compensation, if any of the conditions imposed in terms of the authorisation are not complied with or if complaints from neighbouring properties are forthcoming.
- 49.5 Notwithstanding the provisions of Clause 49.4, the [Local Authority](#) may on written request from the owner of land cancel or retract any consent granted in terms of Clause 49.1 provided that such cancellation or retraction will not take effect until approved by the [Local Authority](#).

## ***PART 7: GENERAL***

### **50. AUTHORITY**

50.1 The Klerksdorp Land Use Management Scheme has been prepared under the provision of Section 18 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) and supersedes the:

- 50.1.1 Klerksdorp Town Planning scheme, 1998;
- 50.1.2 Orkney Town Planning Scheme, 1997;
- 50.1.3 Greater Stilfontein Town Planning Scheme, 1997;
- 50.1.4 Hartbeesfontein Town Planning Scheme, 1997.

### **51. RESPONSIBLE AUTHORITY**

51.1 The City Council of Klerksdorp or its successors in title is the authority responsible for enforcing, executing or carrying into effect the provisions of this [Scheme](#).

### **52. AREA OF THE SCHEME**

52.1 The area to which this [Scheme](#) applies is the area within the inside line of the border indicated by the following notation on the Scheme [Map](#):



The area abutting the notation indicating one or more of the [use zones](#) as described and portrayed by the notations in Part 2 of this [Scheme](#), falls within the [Scheme](#).

### **53. PROPERTY DESCRIPTION**

53.1 The property descriptions referred to in the Scheme [Map](#)(s) or in any [Annexure](#)(s), [Schedule](#)(s) or Figure(s) to the [Scheme](#) are allocated by the Surveyor-General, irrespective of whether such [property](#) has been registered as such in a deeds registry or not.

### **54. USE OF ANNEXURES AND SCHEDULES**

54.1 Special rights, conditions and restrictions which may apply to any [property](#) within a [use zone](#), may be indicated in an [Annexure](#) and / or a [Schedule](#) and / or Figure to the [Scheme](#).

54.2 The special rights, conditions and restrictions contained in [Annexures](#), [Schedules](#) and Figures shall:

- 54.2.1 be in addition to the general conditions, restrictions and other provisions of the [Scheme](#);
- 54.2.2 prevail should they conflict with any such condition, restriction or provision of this [Scheme](#).
- 54.3 An [Annexure](#) contemplated in sub-clause 54.1 consists of a sheet upon which is shown:
- 54.3.1 the number of such [annexure](#);
- 54.3.2 a description of the [property](#) to which it applies;
- 54.3.3 the number of the relevant scheme map on which such [property](#) is located;
- 54.3.4 the special rights, conditions and restrictions applicable to the [property](#);
- 54.3.5 the name and number of the relevant [Scheme](#) in terms of which the [annexure](#) was prepared.
- 54.4 The number of the [Annexure](#) contemplated in Clause 54.1 shall be inscribed inside a circle within or adjacent to the figure of the relevant [property](#) on the [Scheme Map](#) and, if adjacent to such figure, shall be joined thereto by means of a line as indicated in Clause 1.5.
- 54.5 An [Annexure](#) to the [Scheme](#) as contemplated in Clause 54.1 shall be in the format as set out in Clause 54.3 and any supplementary [Annexures](#) shall be in the same format as the relevant [Annexure](#).
- 54.6 A [Schedule](#) to the [Scheme](#) as contemplated in Clause 54.1 shall be in the format as set out in Schedules A to Q of this [Scheme](#) and any supplementary [Schedules](#) shall be in the same format as the relevant [Schedule](#).
- 54.7 A Figure to the [Scheme](#) as contemplated in Clause 54.1 shall be in the format as set out in Figures A and B of this [Scheme](#) and any supplementary Figures shall be in the same format as the relevant Figure.

## **55. ADVERTISING SIGNS**

- 55.1 No advertising sign or display board that is visible from the outside of the *property*, may be displayed or erected without the consent of the [Local Authority](#) as contemplated in the Klerksdorp City Council Outdoor Advertising Policy and By-Laws promulgated by virtue of General Notice 396 of 2003 in the North West Extraordinary Provincial Gazette No. 5957 (Vol. 246) dated 05 December 2003.

## **56. CONFLICT BETWEEN PROVISIONS OF SCHEME, CONDITIONS OF TITLE**

- 56.1 A consent granted by the [Local Authority](#) by virtue of provisions of this [Scheme](#) does not entitle any person the right to use any [land](#), or to erect or use [buildings](#) thereon in any manner or for any purpose which is prohibited by the provisions of any condition registered against the title deed under which such land is held, or imposed by legislation in respect of such land or in terms of the conditions of township establishment by virtue of any Act.

## **57. PERMISSION GRANTED BEFORE THE FIXED DATE**

- 57.1 The [Local Authority](#) may in its discretion permit, in consideration of the terms of a consent granted pending the preparation and approval of this [Scheme](#), the erection of a [building](#) or the execution of works, for which permission was granted but which work had not been commenced with prior to the [fixed date](#).

## **58. BINDING FORCE OF CONDITIONS**

- 58.1 Where permission to erect any [building](#) or execute any works or to use any [property](#) for any particular purpose or to do any other act, is granted under this [Scheme](#), and conditions have been imposed, the conditions shall have the same force and effect as if they were part of the [Scheme](#) and shall be regarded as though they were part of this [Scheme](#).

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

- 59.1 The [Local Authority](#) shall have the power, through its duly authorised officials, to enter into and upon any premises at any reasonable time for the purpose of any inspection which *the* [Local Authority](#) may deem necessary or desirable for the purpose of the [Scheme](#).
- 59.2 Subject to the provisions of any Act, no person shall in any way hinder, distract, or interfere with any authorised official of the [Local Authority](#), or permit such official to be hindered, distracted or interfered with in the exercise of the powers hereby conferred upon him.

## **60. SERVING OF NOTICES**

- 60.1 Any order, notice or other document required or authorised to be served under the [Scheme](#), may be signed by the Municipal Manager or other official authorised thereto, and may be served in any of the following manners:
- 60.1.1 to the [owner](#) concerned personally or to his duly authorised representative or to the [occupant](#); or
- 60.1.2 by means of registered mail or to the [owner](#) or his duly authorised representative or the [occupant](#) at his last known address; or

- 60.1.3 at the owners residence or place of business or employment to some person appearing to be not less than sixteen (16) years of age and apparently residing at or employed there, or, if there is no such person on the premises, by fixing such notice, order or document on some conspicuous part of the premises;
- 60.1.4 if such person has stated his *domocillium citandi et executandi* at such *domicillium*.
- 60.2 Any order, notice or other documentation which, in terms of the provisions of the [Scheme](#), is required to be served upon the [owner](#) of a [property](#), may be addressed to the “owner” or “occupant” without any further name or description.

## 61. CONTRAVENTION OF THE SCHEME

- 61.1 Where any person, in conflict with any provision of this [Scheme](#) in operation –
- 61.1.1 undertakes or proceeds with erection or alteration of or addition to a
- 61.1.2 [building](#) or causes it to be undertaken or proceeded with;
- 61.1.3 performs, undertakes or proceeds with any other work or causes it to be to performed, undertaken or proceeded with;
- 61.1.4 uses any [land](#) or [building](#) or causes it to be used;
- the [Local Authority](#) shall direct such person in writing:
- 61.1.5 to discontinue such erection, alteration, addition or other work or to discontinue such use or cause it to be discontinued;
- 61.1.6 at his own expense to:
- 61.1.6.1 remove such [building](#) or other work or cause it to be removed;
- 61.1.6.2 to cause such [building](#) or other work or such use to comply with the provisions of the [Scheme](#).
- 61.2 Any person who contravenes, or deliberately allows the contravention of any stipulation or conditions of the [Scheme](#), or the provisions of any notice or directive by virtue of any stipulation of the [Scheme](#), is guilty of an offence and punishable under the [Ordinance](#).

## 62. SHORT TITLE

- 62.1 This Scheme shall be known as the Klerksdorp Land Use Management Scheme, 2005.





# **SCHEDULE B**

**DIRECTIVE PRINCIPLES CONTAINED WITHIN THE LAND USE  
MANAGEMENT BILL (REFER CLAUSE 1.31)**

# **SCHEDULE B**

## **Directive Principles contained within the Land Use Management Bill (Refer Clause 1.31)**

### **CHAPTER 2**

#### **DIRECTIVE PRINCIPLES**

##### **Purpose and application**

3. The directive principles must guide the formulation, determination, development and application of all policies and legislation in the municipal, provincial and national spheres of government regulating spatial planning, land development and land use management.

##### **General principle**

4. (1) The general principle is that spatial planning, land development and land use management must promote and enhance –
  - (a) equality;
  - (b) efficiency;
  - (c) integration;
  - (d) sustainability; and
  - (e) fair and good governance.
- (2) The general principle consists of the components set out in sections 5 to 9.

##### **Principle of equality**

5. (1) Everyone affected by a decision or process on spatial planning, land development and land use management has the right –
  - (a) to be treated equally by the law;
  - (b) to equal protection and benefit of the law; and

- (c) not to be unfairly discriminated against except as permitted in terms of the Constitution.
- (2) No provision of this Act shall prevent the introduction or implementation of policies and other measures designed to protect or advance persons, or categories of persons, disadvantaged by unfair discrimination.

### **Principle of efficiency**

- 6. Policies and other measures on spatial planning, land development and land use management must -
  - (a) ensure the best use of available resources;
  - (b) develop and promote compact human settlements and discourage low density urban sprawl; and
  - (c) secure proximity between residential and work places taking into account the health and well-being of affected persons.

### **Principle of integration**

- 7. Policies and other measures on spatial planning, land development and land use management must -
  - (a) promote efficient, optimally functional and integrated settlement patterns;
  - (b) be functionally co-ordinated, aligned with, and take into account related policies and programmes, including transportation systems;
  - (c) promote integration of communities from diverse backgrounds, including race and class; and
  - (d) facilitate appropriate mixed land use.

### **Principle of sustainability**

- 8. In order to ensure the sustainable management and use of the resources making up the natural and built environment, policies and other measures on spatial planning, land development and land use management must -
  - (a) ensure that land is used or developed only in accordance with the law;
  - (b) create synergy between economic, social and environmental concerns;
  - (c) protect natural, environmental and cultural resources in a manner consistent with applicable environmental management legislation;
  - (d) preserve the use of prime unique agricultural land; and
  - (e) take into account disaster management.

## **Principle of fair and good governance**

9. (1) Policies and other measures on spatial planning, land development and land use management must be democratic, participatory and lawful.
- (2) A process or decision on spatial planning, land development and land use management must -
  - (a) be lawful, reasonable and procedurally fair;
  - (b) comply with the right to just administrative action;
  - (c) take into account and promote the need of affected persons to understand its nature and effect; and
  - (d) promote efficient administration, including –
    - (i) the provision of adequate notice of details of officials who may assist the public;
    - (ii) inviting affected persons to forums at which spatial planning, land development and land use management decisions are taken; and
    - (iii) taking decisions within prescribed time-frames.

# **SCHEDULE C**

**LISTED ACTIVITIES AS IDENTIFIED UNDER SECTION 21 OF THE  
ENVIRONMENT CONSERVATION ACT, 1989 (ACT 73 OF 1989)  
(REFER CLAUSE 1.84)**

# **SCHEDULE C**

## **Listed Activities as identified under section 21 of the Environment Conservation Act, 1989 (Act 73 of 1989) (Refer Clause 1.84)**

### **Government Notice. R. 1182**

Government Gazette No. 18261, Pretoria, 5 September 1997

ENVIRONMENT CONSERVATION ACT, 1989 (ACT NO. 73 OF 1989)

### **THE IDENTIFICATION UNDER SECTION 21 OF ACTIVITIES WHICH MAY HAVE A SUBSTANTIAL DETRIMENTAL EFFECT ON THE ENVIRONMENT**

(Amendment by Gn R 1355 of 1997-10-17, GN R 448 of 1998-03-27 and GN R 670 of 2002-05-10.)

I, Zweledinga Pallo Jordan, Minister of Environmental Affairs and Tourism, after consultation with the Minister of each department of State responsible for the execution, approval or control of such activities, the Minister of Finance and the competent authorities of the provinces, hereby under section 21 of the Environment Conservation Act, 1989 (Act No. 73 of 1989), identify the activities in Schedule 1 in general as activities which may have a substantial detrimental effect on the environment.

I further determine that this notice will commence in respect of different activities on the dates indicated in Schedule 2: Provided that this notice is not applicable to an activity that was commenced with before the date of commencement fixed in respect of that activity as indicated in the said Schedule.

Z.P. JORDAN  
Minister of Environmental Affairs and Tourism

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### **SCHEDULE 1**

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1. The construction, erection or upgrading of -
  - (a) facilities for commercial electricity generation with an output of at least 10 megawatts and infrastructure for bulk supply;
  - (b) nuclear, reactors and facilities for the production, enrichment, processing, reprocessing, storage or disposal of nuclear fuels and wastes;



- (c) with regard to any substances which is dangerous or hazardous and is controlled by national legislation -
  - (i) infrastructure, excluding road and rails, for the transportation of any such substance; and
  - (ii) manufacturing, storage, handling, treatment or processing facilities for any such substance;
- (d) roads, railways, airfields and associated structures;
- (e) marinas, harbours and all structures below the high-watermark of the sea and marinas, harbours and associated structures on inland waters;
- (f) above ground cableways and associated structures;
- (g) structures associated with communication networks, including masts, towers and reflector dishes, marine telecommunication lines and cables and access roads leading to those structures, but not including above ground and underground telecommunication lines and cables and those reflector dishes used exclusively for domestic purposes;
- (h) racing tracks for motor-powered vehicles and horse racing. But not including indoor tracks;
- (i) canals and channels, including structures causing disturbances to the flow of water in a river bed, and water transfer schemes between water catchments and impoundments;
- (j) dams, levees and weirs affecting the flow of a river;
- (k) reservoirs for public water supply;
- (l) schemes for the abstraction or utilisation of ground or surface water for bulk supply purposes;
- (m) public and private resorts and associated infrastructure;
- (n) sewerage treatment plants and associated infrastructure;
- (o) buildings and structures for industrial, commercial and military manufacturing and storage of explosives or ammunition or for testing or disposal of such explosives or ammunition.

2. The change of land use from -

- (a) .....
- (b) .....

- (c) agricultural or zoned undetermined use or an equivalent zoning to any other land use;
  - (d) use for grazing to any other form of agricultural use; and
  - (e) use of nature conservation or zoned open space to any other land use.
3. The concentration of livestock, aquatic organisms, poultry and game in a confined structure for the purpose of commercial production, including aquaculture and mariculture.
  4. The intensive husbandry of, or importation of, any plant or animal that has been declared a weed or an invasive alien species.
  5. The release of any organism outside its natural area of distribution that is to be used for biological pest control.
  6. The genetic modification of any organism with the purpose of fundamentally changing the inherent characteristics of that organism.
  7. The reclamation of land, including wetlands, below the high-water mark of the sea, and in inland waters.
  8. The disposal of waste as defined in section 20 of the Act, excluding domestic waste, but including the establishment, expansion, upgrading or closure of facilities for all waste, ashes and building rubble.
  9. Scheduled processing listed in the Second Schedule to the Atmospheric Pollution Prevention Act, 1965 (Act No. 45 of 1965).
  10. The cultivation or any other use of a virgin ground.
  11. In these Regulations, unless the context indicates otherwise -

**“relevant authority”** means a relevant authority as defined in regulation 1 of Government Notice No. R. 1183 of 5 September 1997, as amended by Government Notice No. R. 1645 of 5 December 1998;

**“road”** means –

- (a) any road determined to be a national road in terms of section 40 of the South African National Roads Agency Limited and National Roads Act, 1998 (Act No. 7 of 1998), including part of such road;
- (b) any road for which a fee is charged for the use thereof;
- (c) any provincial road administered by a provincial authority;
- (d) any arterial road or major collector street administered by a metropolitan or local authority;

- (e) any road or track in an area protected by legislation for the conservation of biological diversity or archaeological, architectural or cultural sites or an area that has been zoned open space or an equivalent zoning; or
- (f) any road or track in an area regarded by the relevant authority as a sensitive area.

**“upgrading”** means the expansion beyond its existing size, volume or capacity of an existing facility, installation or other activity referred to in this Schedule, but does not include regular or routine maintenance and the replacement of inefficient or old plant, equipment or machinery where such does not have an increased detrimental effect on the environment;

**“virgin ground”** means land which has at no time during the preceding 10 years been cultivated.

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## SCHEDULE 2

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Item number in Schedule 1	Date of commencement
1 (a) (b) (d) (e) (f) (h) (m); 7	8 September 1997
1 (g) (o); 3; 4; 5; 6	5 January 1998
1 (c) (i) (j) (k) (l) (n); 8; 9	2 March 1998
2 (a) (b) (c) (d) (e)	1 April 1998

# **SCHEDULE D**

**NOXIOUS USES  
(REFER CLAUSE 1.95)**

# **SCHEDULE D**

## **Noxious Uses (Refer Clause 1.95)**

1. The use of buildings or land for any of the following purposes -
  - 1.1 Asbestos processing.
  - 1.2 Burning of building bricks.
  - 1.3 Chromium plating.
  - 1.4 Cement production.
  - 1.5 Carbonisation of coal in coke ovens.
  - 1.6 Charcoal burning.
  - 1.7 Converting, reheating, annealing, hardening or carburising, forging or casting of iron or other metals.
  - 1.8 Crushing or screening of stone or slag or plants for the preparation of road surfacing material.
  - 1.9 Distilling, refining or blending of oils.
  - 1.10 Galvanizing.
  - 1.11 Lime and dolomite burning.
  - 1.12 Lead smelting.
  - 1.13 Pickling and treatment of metal in acid.
  - 1.14 Recovery of metal / paper from scrap / waste.
  - 1.15 Smelting, calcining, sintering or other reduction of ores or minerals.
  - 1.16 Salt glazing.
  - 1.17 Sintering of sulphur bearing materials and viscose works.

2. The use of *buildings* or *land* for the production of or the employment in any process of -
  - 2.1 Carbon bisulphites, cellulose, lacquers, hot pitch or bitumen, pyridine, or pulverised fuel (except when used for a spray painting trade);
  - 2.2 cyanogens or its compounds;
  - 2.3 liquor or gaseous sulphur dioxide;
  - 2.4 sulphur chlorides or calcium carbide.
3. The use of *buildings* or *land* for the production of -
  - 3.1 Amyl acetate, aromatic esters, butyric acid, caramel, enamelled wire, hexamine, iodoform, B-naphtol, salicylic acid, lamp-black, sulphuretted organic compounds, sulphur dyes, glass, and resin products (except synthetic resins, plastic moulding or extrusion compositions and plastic sheets, rods, tubes, filaments or optical components produced by casting, calendaring, moulding, shaping or extrusion);
  - 3.2 paint or varnish manufacture (excluding mixing, milling and grinding);
  - 3.3 rubber from scrap or manufacturing of tyres; or
  - 3.4 ultra marine, zinc chloride and oxide.
4. The use of *buildings* or *land* for the purpose of -
  - 4.1 An abattoir, animal bristle sterilizing and storing, and animal charcoal manufacture;
  - 4.2 a bacon factory, a brewery or distillery, blood albumen making, blood boiling, bone boiling, steaming, burning, storing or grinding, breeding of maggots from putrescible matter;
  - 4.3 candle making , catgut manufacture, boiling of chitterlings of pigs or other animals which are not subsidiary to a retail business or trade;
  - 4.4 dealing in rags or bones (including receiving, storing or manipulating of rags in, or likely to become in, an offensive condition, or any bones, rabbit skins, fat or putrescible animal products of a like nature);
  - 4.5 fell mongering, fat melting or extracting, fish curing (other than a subsidiary to the business or trade as a fishmonger), fish skin dressing or scraping, fish canning;
  - 4.6 glue making, gut cleaning or scraping;
  - 4.7 a knacker's yard;
  - 4.8 leather dressing;

- 4.9 the making of meal for feeding poultry, dogs, cattle or other animals from any fish, blood, bone, fat or animal offal, either in an offensive condition or subject to any process causing noxious or injurious effluvia, manufacturing or storing of manure from bones, fish, fish offal, blood, spent hops, beans or other putrescible animal or vegetable matter, manufacturing of malt;
- 4.10 parchment making, a paper mill;
- 4.11 size making, skin drying, storing and curing, soap boiling, a slaughter house, a sugar mill or refinery;
- 4.12 tallow melting or refining, tanning, tripe boiling or cleaning;
- 4.13 wool scouring, wattle bark grinding or extracting;
- 4.14 yeast making;
- 4.15 flake or fluff manufacturing;
- 4.16 the keeping of poultry that is older than 3 weeks; or
- 4.17 fuel or gas depots.

provided that the *Local Authority*, on receipt of a written representation and through examination and consultation with the Health Department of the Local Authority and / or other specialists on the field of environmental protection and pollution, is convinced that the annoyance of the industry can be held within acceptable limits by measures and / or process, can allow such an industry subject to such conditions as deemed to be necessary.



# **SCHEDULE E**

**SCHEDULE 1 BUSINESSES IN RESPECT OF WHICH LICENSE  
IS REQUIRED IN TERMS OF THE BUSINESS ACT, 1991  
(ACT 71 OF 1991)  
(REFER CLAUSE 1.108)**

# SCHEDULE E

## **Schedule 1 Businesses in respect of which license is required in terms of the Business Act, 1991 (Act 71 of 1991) (Refer Clause 1.108)**

### **Schedule 1**

**BUSINESSES IN RESPECT OF WHICH A LICENSE IS REQUIRED**  
(Schedule 1 amended by s. 5 of Act No. 186 of 1993 and by s. 34 of Act No. 65 of 1996.)

Wording of Sections

(Section 2)

#### **Item 1. Sale or supply of meals or perishable foodstuffs**

- (1) The carrying on of business by the sale or supply to consumers of -
  - (a) any foodstuff in the form of meals for consumption on or off the business premises; or
  - (b) any perishable foodstuff.
- (2) For the purposes of subitem (1) "perishable foodstuff" means any foodstuff or category of foodstuffs declared by an Administrator by notice in the *Official Gazette* to be a perishable foodstuff in the province concerned for the purposes of this item.

#### **Item 2. Provision of certain types of health facilities or entertainment**

The carrying on of business by –

- (a) providing Turkish baths, saunas or other health baths;
- (b) providing massage or infra-red treatment;
- (c) making the services of an escort, whether male or female, available to any other person;

- (d) keeping three or more mechanical, electronic or electrical contrivances, instruments, apparatus or devices which are designed or used for the purpose of the playing of any game or for the purpose of recreation or amusement, and the operation of which involves the payment of any valuable consideration, either by the insertion of a coin, token coin or disc therein or in an appliance attached thereto or in any other manner;
- (e) keeping three or more snooker or billiard tables;
- (f) keeping or conducting a night club or discothèque;
- (g) keeping or conducting a cinema or theatre;
- (h) conducting adult premises referred to in section 24 of the Films and Publications Act, 1996.

### **Item 3. Hawking in meals or perishable foodstuffs**

- (1) The carrying on of business, whether as principal, employee or agent, by selling any foodstuff in the form of meals or any perishable foodstuff -
  - (a) which is conveyed from place to place, whether by vehicle or otherwise;
  - (b) on a public road or at any other place accessible to the public; or
  - (c) in, or from a movable structure or stationary vehicle,
 unless the business is covered by a license for a business referred to in item 1 of this Schedule.
- (2) For the purposes of subitem (1) "perishable foodstuff" means any foodstuff or category of foodstuffs declared under item 1 (2) of this Schedule to be a perishable foodstuff.

## **Acts / Commercial Law / BUSINESSES ACT NO. 71 OF 1991 / Schedule 2 BUSINESSES EXCLUDED FROM BUSINESSES REFERRED TO IN SCHEDULE 1**

### **Schedule 2**

#### **BUSINESSES EXCLUDED FROM BUSINESSES REFERRED TO IN SCHEDULE 1**

- 1. A business which is carried on by the State or local authority.
- 2. A business which is carried on by a charitable, religious, educational, cultural or agricultural association, organisation or institution of a public nature, if all profits derived from the business are devoted entirely to the purpose of that or any other such association, organisation or institution.
- 3. In the case of a business referred to in item 1 (1) of Schedule 1, such a business which is carried on -

- (a) by a social, sports or recreation club which is a non-proprietary club and restricts the business to the sale or supply to its members and their guests of foodstuffs for consumption on or in the business premises;
  - (b) by or on behalf of an employer for an employee as such of the employer.
- 4. A business referred to in item 1 (1) (a) of Schedule 1, if the meals concerned are prepared and sold in a private dwelling.
- 5. In the case of a business referred to in item 1 (1) (b) of Schedule 1, the sale of a perishable foodstuff referred to in that item, by a person who belongs to a category of persons which the Minister, in the relevant notice under item 1 (2) of that Schedule, has exempted from the provisions of section 2 (3) of this Act, read with the said item 1(1) (b), in relation to the perishable foodstuff concerned.

# **SCHEDULE F**

**LINES OF NO ACCESS  
(REFER CLAUSE 8)**



# **SCHEDULE G**

**BUILDING RESTRICTION AREAS  
(REFER CLAUSE 9.1)**





# **SCHEDULE H**

**MAXIMUM NUMBER OF DWELLING UNITS / FLATS OR  
PERMITTED FLOOR AREA PER RESIDENTIAL 2 ERF  
(REFER CLAUSE 10.2.2)**

## SCHEDULE H

**MAXIMUM NUMBER OF DWELLING UNITS / FLATS OR PERMITTED  
FLOOR AREA PER RESIDENTIAL 2 ERF  
(REFER CLAUSE 10.2.2)**

[illegible]

## SCHEDULE H

### DENSITY / MAXIMUM NUMBER OF DWELLING UNITS PER RESIDENTIAL 2 ERF (REFER CLAUSE 10.2.2)

PROPERTY DESCRIPTION			MAXIMUM NUMBER OF DWELLING UNITS / FLATS OR PERMITTED FLOOR AREA	COVERAGE	HEIGHT
TOWN / FARM / AGRICULTURAL HOLDING	ERF / PORTION / HOLDING NUMBER	PORTION OF			
ADAMAYVIEW	125	REMAINDER	65 UNITS PER HECTARE	50%	2 STOREYS
ADAMAYVIEW	126	1	45 UNITS PER HECTARE	50%	2 STOREYS
ADAMAYVIEW	126	REMAINDER	20 UNITS PER HECTARE	50%	2 STOREYS
ADAMAYVIEW	129		60 UNITS PER HECTARE	50%	2 STOREYS
ADAMAYVIEW	130		60 UNITS PER HECTARE	50%	2 STOREYS
ADAMAYVIEW	131		45 UNITS PER HECTARE	50%	2 STOREYS
ADAMAYVIEW	132		50 UNITS PER HECTARE	50%	2 STOREYS
ADAMAYVIEW	133		25 UNITS PER HECTARE	50%	2 STOREYS
ADAMAYVIEW	134		25 UNITS PER HECTARE	50%	2 STOREYS
ADAMAYVIEW	135		25 UNITS PER HECTARE	50%	2 STOREYS
ADAMAYVIEW	136		25 UNITS PER HECTARE	50%	2 STOREYS
ADAMAYVIEW	137		25 UNITS PER HECTARE	50%	2 STOREYS
ADAMAYVIEW	138		25 UNITS PER HECTARE	50%	2 STOREYS
ADAMAYVIEW	139		25 UNITS PER HECTARE	50%	2 STOREYS
ADAMAYVIEW	140		65 UNITS PER HECTARE	50%	2 STOREYS
ADAMAYVIEW	141		60 UNITS PER HECTARE	50%	2 STOREYS
ADAMAYVIEW	142		25 UNITS PER HECTARE	50%	2 STOREYS
ADAMAYVIEW	143		40 UNITS PER HECTARE	50%	2 STOREYS
ADAMAYVIEW	144		90 UNITS PER HECTARE	50%	2 STOREYS
ADAMAYVIEW	145		90 UNITS PER HECTARE	50%	2 STOREYS
ADAMAYVIEW	146		90 UNITS PER HECTARE	50%	2 STOREYS
ADAMAYVIEW	434	PORTIONS 1 TO 10	25 UNITS PER HECTARE	50%	2 STOREYS
ADAMAYVIEW	443	REMAINDER AND PORTIONS 1 TO 5	25 UNITS PER HECTARE	50%	2 STOREYS
ADAMAYVIEW	451		80 UNITS PER HECTARE	50%	2 STOREYS
ALABAMA EXTENSION 1	464		25 UNITS PER HECTARE	50%	2 STOREYS
ALABAMA EXTENSION 2	1882		2526 SQUARE METRES	50%	2 STOREYS
ALABAMA EXTENSION 2	1886		2522 SQUARE METRES	50%	2 STOREYS
BOETRAND	314		35 UNITS PER HECTARE	50%	2 STOREYS
BOETRAND	315		25 UNITS PER HECTARE	50%	2 STOREYS
BOETRAND	322		25 UNITS PER HECTARE	50%	2 STOREYS
BOETRAND	341		25 UNITS PER HECTARE	50%	2 STOREYS
BOETRAND	363		130 UNITS PER HECTARE	50%	2 STOREYS
BOETRAND	364		130 UNITS PER HECTARE	50%	2 STOREYS
BOETRAND	405		145 UNITS PER HECTARE	50%	2 STOREYS
BOETRAND	406		145 UNITS PER HECTARE	50%	2 STOREYS
BOETRAND	511		140 UNITS PER HECTARE	50%	2 STOREYS
BOETRAND	512		140 UNITS PER HECTARE	50%	2 STOREYS
BOETRAND	513		125 UNITS PER HECTARE	50%	2 STOREYS
BOETRAND	514		125 UNITS PER HECTARE	50%	2 STOREYS
DECLERQVILLE	150		25 UNITS PER HECTARE	50%	2 STOREYS
DECLERQVILLE	162		25 UNITS PER HECTARE	50%	2 STOREYS
DECLERQVILLE	163		25 UNITS PER HECTARE	50%	2 STOREYS
DECLERQVILLE	172		45 UNITS PER HECTARE	50%	2 STOREYS
DECLERQVILLE	173		60 UNITS PER HECTARE	50%	2 STOREYS
DECLERQVILLE	194		65 UNITS PER HECTARE	50%	2 STOREYS
DECLERQVILLE	222	PORTION	3 DWELLING UNITS	60%	1 STOREY
DORINGKRUIN	24 & 25		6 DWELLING UNITS	60%	2 STOREYS
DORINGKRUIN	27		3 DWELLING UNITS	60%	2 STOREYS
DORINGKRUIN	47	REMAINDER AND PORTIONS 1 TO 4	3 DWELLING UNITS	60%	2 STOREYS
DORINGKRUIN	71		4 SECTIONAL TITLE DWELLING UNITS	60%	2 STOREYS
DORINGKRUIN	235	PORTIONS 1 TO 10	25 UNITS PER HECTARE	50%	2 STOREYS
DORINGKRUIN	236	PORTIONS 1 TO 12	25 UNITS PER HECTARE	50%	2 STOREYS
DORINGKRUIN	237		25 UNITS PER HECTARE	50%	2 STOREYS
DORINGKRUIN	238	REMAINDER	6110 SQUARE METRES	50%	2 STOREYS
DORINGKRUIN	239		30 UNITS PER HECTARE	50%	2 STOREYS
DORINGKRUIN	242		25 UNITS PER HECTARE	50%	2 STOREYS
DORINGKRUIN	243		25 UNITS PER HECTARE	50%	2 STOREYS
DORINGKRUIN	291		4 DWELLING UNITS	60%	1 STOREY
DORINGKRUIN	298	REMAINDER AND PORTIONS 1, 2 & 3	9 DWELLING UNITS	50%	2 STOREYS
DORINGKRUIN	308		25 UNITS PER HECTARE	60%	2 STOREYS
DORINGKRUIN	386		20 UNITS PER HECTARE	50%	2 STOREYS

## SCHEDULE H

### DENSITY / MAXIMUM NUMBER OF DWELLING UNITS PER RESIDENTIAL 2 ERF (REFER CLAUSE 10.2.2)

PROPERTY DESCRIPTION			MAXIMUM NUMBER OF DWELLING UNITS / FLATS OR PERMITTED FLOOR AREA	COVERAGE	HEIGHT
TOWN / FARM / AGRICULTURAL HOLDING	ERF / PORTION / HOLDING NUMBER	PORTION OF			
DORINGKRUIN	387		20 UNITS PER HECTARE	50%	2 STOREYS
DORINGKRUIN	389		20 UNITS PER HECTARE	50%	2 STOREYS
DORINGKRUIN	389		4 DWELLING UNITS	60%	2 STOREYS
DORINGKRUIN	390		20 UNITS PER HECTARE	50%	2 STOREYS
DORINGKRUIN	391		20 UNITS PER HECTARE	50%	2 STOREYS
DORINGKRUIN	402		3 DWELLING UNITS	60%	2 STOREYS
DORINGKRUIN	408		4 SECTIONAL TITLE DWELLING UNITS	60%	2 STOREYS
DORINGKRUIN	418		5 DWELLING UNITS	60%	2 STOREYS
DORINGKRUIN	436		8 DWELLING UNITS	75%	2 STOREYS
DORINGKRUIN	471		4 DWELLING UNITS	60%	2 STOREYS
DORINGKRUIN	473		4 DWELLING UNITS	60%	2 STOREYS
DORINGKRUIN	474		4 DWELLING UNITS	60%	2 STOREYS
DORINGKRUIN	478		3 DWELLING UNITS	60%	1 STOREY
DORINGKRUIN	479 TO 486		30 DWELLING UNITS	60%	2 STOREYS
DORINGKRUIN	518	PORTION 1, 2 AND REMAINDER	3 DWELLING UNITS	60%	2 STOREYS
DORINGKRUIN	537		3 DWELLING UNITS	60%	2 STOREYS
DORINGKRUIN	554		25 UNITS PER HECTARE	60%	2 STOREYS
DORINGKRUIN	649		3 DWELLING UNITS	60%	1 STOREY
DORINGKRUIN	652		3 DWELLING UNITS	60%	1 STOREY
DORINGKRUIN	687		3 DWELLING UNITS	60%	2 STOREYS
DORINGKRUIN	791	PORTIONS 1 TO 21	20 DWELLING UNITS	65%	1 STOREY
DORINGKRUIN	862		25 UNITS PER HECTARE	50%	2 STOREYS
DORINGKRUIN	875		7 DWELLING UNITS	60%	2 STOREYS
DORINGKRUIN	877	REMAINDER AND PORTIONS 1 TO 4	9 DWELLING UNITS	50%	2 STOREYS
ELANDIA	39		25 UNITS PER HECTARE	50%	2 STOREYS
ELANDIA	161		4 DWELLING UNITS	60%	1 STOREY
ELANDIA EXTENSION 4	223		15 UNITS PER HECTARE	50%	2 STOREYS
ELANDIA EXTENSION 4	224		15 UNITS PER HECTARE	50%	2 STOREYS
ELANDSHEUVEL	161	REMAINDER OF	25 UNITS PER HECTARE	50%	2 STOREYS
ELANDSHEUVEL	162	REMAINDER AND PORTION 1	50 UNITS PER HECTARE	50%	2 STOREYS
ELANDSHEUVEL	163		50 UNITS PER HECTARE	50%	2 STOREYS
ELANDSHEUVEL	164	PORTIONS 1 & 2	25 UNITS PER HECTARE	50%	2 STOREYS
ELANDSHEUVEL	165	1	25 UNITS PER HECTARE	50%	2 STOREYS
ELANDSHEUVEL	170	REMAINDER AND PORTION 1	75 UNITS PER HECTARE	50%	2 STOREYS
ELANDSHEUVEL	171	REMAINDER AND PORTION 1	25 UNITS PER HECTARE	50%	2 STOREYS
ELANDSHEUVEL	174	1	65 UNITS PER HECTARE	50%	2 STOREYS
ELANDSHEUVEL	174	REMAINDER	85 UNITS PER HECTARE	50%	2 STOREYS
ELANDSHEUVEL	515	PORTION 1	25 UNITS PER HECTARE	50%	2 STOREYS
ELANDSHEUVEL 402 IP	8		25 UNITS PER HECTARE	50%	2 STOREYS
ELANDSHEUVEL 402 IP	9		25 UNITS PER HECTARE	50%	2 STOREYS
ELANDSHEUVEL 402 IP	10		70 UNITS PER HECTARE	50%	2 STOREYS
ELANDSHEUVEL 402 IP	13		25 UNITS PER HECTARE	50%	2 STOREYS
ELANDSHEUVEL 402 IP	17	REMAINDER	25 UNITS PER HECTARE	50%	2 STOREYS
ELANDSHEUVEL 402 IP	18		160 UNITS PER HECTARE	50%	2 STOREYS
ELANDSHEUVEL 402 IP	19	REMAINDER	25 UNITS PER HECTARE	50%	2 STOREYS
ELANDSHEUVEL 402 IP	20		25 UNITS PER HECTARE	50%	2 STOREYS
ELANDSHEUVEL 402 IP	21		25 UNITS PER HECTARE	50%	2 STOREYS
ELANDSHEUVEL 402 IP	22		25 UNITS PER HECTARE	50%	2 STOREYS
ELANDSHEUVEL 402 IP	271		25 UNITS PER HECTARE	50%	2 STOREYS
ELANDSHEUVEL 402 IP	341	PORTION	25 UNITS PER HECTARE	50%	2 STOREYS
ELANDSHEUVEL 402 IP	631		6 DWELLING UNITS	60%	2 STOREYS
ELANDSHEUVEL 402-IP	164	REMAINDER	75 UNITS PER HECTARE	50%	2 STOREYS
ELANDSHEUVEL 402-IP	241	REMAINDER	10 DWELLING UNITS	60%	2 STOREYS
ELANDSHEUVEL 402-IP	261	PORTION	3 DWELLING UNITS	60^	2 STOREYS
ELANDSHEUVEL	154		7 DWELLING UNITS	70%	1 STOREY
ELLATON	1077	PORTION	25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	197		50 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	199		50 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	268		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	269		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	270		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	271		25 UNITS PER HECTARE	50%	2 STOREYS

## SCHEDULE H

### DENSITY / MAXIMUM NUMBER OF DWELLING UNITS PER RESIDENTIAL 2 ERF (REFER CLAUSE 10.2.2)

PROPERTY DESCRIPTION			MAXIMUM NUMBER OF DWELLING UNITS / FLATS OR PERMITTED FLOOR AREA	COVERAGE	HEIGHT
TOWN / FARM / AGRICULTURAL HOLDING	ERF / PORTION / HOLDING NUMBER	PORTION OF			
ELLATON	444		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	445		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	446		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	447		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	462		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	463		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	588		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	589		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	617		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	618		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	619		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	620		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	621		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	622		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	623		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	624		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	625		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	626		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	627		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	628		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	629		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	630		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	631		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	632		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	633		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	634		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	635		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	636		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	637		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	638		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	639		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	640		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	641		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	642		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	643		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	644		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	645		25 UNITS PER HECTARE	50%	2 STOREYS
ELLATON	647		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	648		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	649		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	650		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	651		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	652		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	653		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	654		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	655		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	656		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	657		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	658		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	659		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	661		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	662		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	663		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	664		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	665		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	666		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	667		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	668		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	669		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	670		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	671		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	674		40 UNITS PER HECTARE	60%	2 STOREYS

## SCHEDULE H

### DENSITY / MAXIMUM NUMBER OF DWELLING UNITS PER RESIDENTIAL 2 ERF (REFER CLAUSE 10.2.2)

PROPERTY DESCRIPTION			MAXIMUM NUMBER OF DWELLING UNITS / FLATS OR PERMITTED FLOOR AREA	COVERAGE	HEIGHT
TOWN / FARM / AGRICULTURAL HOLDING	ERF / PORTION / HOLDING NUMBER	PORTION OF			
ELLATON	675		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	676		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	677		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	678		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	679		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	680		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	681		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	682		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	683		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	684		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	685		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	686		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	687		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	688		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	689		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	690		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	691		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	692		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	693		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	694		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	695		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	696		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	697		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	698		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	699		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	700		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	701		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	702		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON	703		40 UNITS PER HECTARE	60%	2 STOREYS
ELLATON EXTENSION 1	1129				
ELLATON EXTENSION 1	1130				
ELLATON EXTENSION 1	1131				
ELLATON EXTENSION 1	1132				
ELLATON EXTENSION 1	1133				
ELLATON EXTENSION 1	1134				
ELLATON EXTENSION 1	1135				
ELLATON EXTENSION 1	1136				
ELLATON EXTENSION 1	1137				
ELLATON EXTENSION 1	1138				
ELLATON EXTENSION 1	1139				
ELLATON EXTENSION 1	1140				
ELLATON EXTENSION 1	1141				
ELLATON EXTENSION 1	1142				
ELLATON EXTENSION 1	1143				
ELLATON EXTENSION 1	1144				
ELLATON EXTENSION 1	1145				
ELLATON EXTENSION 1	1146				
ELLATON EXTENSION 1	1147				
ELLATON EXTENSION 1	1148				
ELLATON EXTENSION 1	1149				
ELLATON EXTENSION 1	1150				
ELLATON EXTENSION 1	1151				
ELLATON EXTENSION 1	1152				
ELLATON EXTENSION 1	1153				
ELLATON EXTENSION 1	1154				
ELLATON EXTENSION 1	1155				
ELLATON EXTENSION 1	1156				
ELLATON EXTENSION 1	1157				
ELLATON EXTENSION 1	1158				
ELLATON EXTENSION 1	1159				
ELLATON EXTENSION 1	1160				
ELLATON EXTENSION 1	1166				



## SCHEDULE H

### DENSITY / MAXIMUM NUMBER OF DWELLING UNITS PER RESIDENTIAL 2 ERF (REFER CLAUSE 10.2.2)

PROPERTY DESCRIPTION			MAXIMUM NUMBER OF DWELLING UNITS / FLATS OR PERMITTED FLOOR AREA	COVERAGE	HEIGHT
TOWN / FARM / AGRICULTURAL HOLDING	ERF / PORTION / HOLDING NUMBER	PORTION OF			
ELLATON EXTENSION 1	1167				
ELLATON EXTENSION 1	1172				
ELLATON EXTENSION 1	1173				
ELLATON EXTENSION 1	1178				
ELLATON EXTENSION 1	1179				
ELLATON EXTENSION 1	1184				
ELLATON EXTENSION 1	1185				
ELLATON EXTENSION 1	1190				
ELLATON EXTENSION 1	1191				
ELLATON EXTENSION 1	1195				
ELLATON EXTENSION 1	1196				
ELLATON EXTENSION 1	1197				
ELLATON EXTENSION 1	1198				
ELLATON EXTENSION 1	1199				
ELLATON EXTENSION 1	1200				
ELLATON EXTENSION 1	1201				
ELLATON EXTENSION 1	1202				
ELLATON EXTENSION 1	1203				
ELLATON EXTENSION 1	1204				
ELLATON EXTENSION 1	1205				
ELLATON EXTENSION 1	1206				
ELLATON EXTENSION 1	1207				
ELLATON EXTENSION 1	1208				
ELLATON EXTENSION 1	1209				
ELLATON EXTENSION 1	1210				
ELLATON EXTENSION 1	1211				
ELLATON EXTENSION 1	1212				
ELLATON EXTENSION 1	1213				
FLAMWOOD	116		3 DWELLING UNITS	60%	1 STOREY
FLAMWOOD	176		60 UNITS PER HECTARE	50%	2 STOREYS
FLAMWOOD	208		70 UNITS PER HECTARE	50%	2 STOREYS
FLAMWOOD	209	REMAINDER AND PORTIONS 1, 2, 4 & 5	20 UNITS PER HECTARE	50%	2 STOREYS
FLAMWOOD	221		45 UNITS PER HECTARE	50%	2 STOREYS
FLAMWOOD	244		55 UNITS PER HECTARE	50%	2 STOREYS
FLAMWOOD	273		8 DWELLING UNITS	50%	2 STOREYS
FLAMWOOD	301	6	4 DWELLING UNITS	60%	2 STOREYS
FLAMWOOD	301	10	25 UNITS PER HECTARE	50%	2 STOREYS
FLAMWOOD	301	13	3 DWELLING UNITS	60%	2 STOREYS
FLAMWOOD	301	PORTIONS 17 TO 19	20 UNITS PER HECTARE	50%	2 STOREYS
FLAMWOOD	307	1	8 DWELLING UNITS	60%	2 STOREYS
FLAMWOOD	1102		15 UNITS PER HECTARE	50%	2 STOREYS
FLAMWOOD	1295		25 UNITS PER HECTARE	60%	2 STOREYS
FLAMWOOD	1384		25 UNITS PER HECTARE	50%	2 STOREYS
FLAMWOOD	1403		5 DWELLING UNITS	60%	2 STOREYS
FLAMWOOD EXTENSION 1	458	REMAINDER AND PORTION 1	4 DWELLING UNITS	50%	2 STOREYS
FLAMWOOD EXTENSION 1	459	REMAINDER AND PORTION 1	2 DWELLING UNITS	50%	2 STOREYS
FLAMWOOD EXTENSION 1	460	REMAINDER AND PORTION 1	2 DWELLING UNITS	50%	2 STOREYS
FLAMWOOD EXTENSION 1	465	REMAINDER AND PORTION 1	2 DWELLING UNITS	50%	2 STOREYS
FLAMWOOD EXTENSION 1	466	REMAINDER AND PORTION 1	2 DWELLING UNITS	50%	2 STOREYS
FLAMWOOD EXTENSION 1	467	REMAINDER AND PORTION 1	2 DWELLING UNITS	50%	2 STOREYS
FLAMWOOD EXTENSION 1	468	REMAINDER AND PORTION 1	4 DWELLING UNITS	50%	2 STOREYS
FLAMWOOD EXTENSION 1	550		20 UNITS PER HECTARE	50%	2 STOREYS
FLAMWOOD EXTENSION 1	551		20 UNITS PER HECTARE	50%	2 STOREYS
FLAMWOOD EXTENSION 2	656		4 DWELLING UNITS	70%	2 STOREYS
FLAMWOOD EXTENSION 2	674	1	6 DWELLING UNITS	60%	2 STOREYS
FLAMWOOD EXTENSION 2	699	1	2 DWELLING UNITS	70%	2 STOREYS
FLAMWOOD EXTENSION 2	703		3 DWELLING UNITS	60%	2 STOREYS
FLAMWOOD EXTENSION 2	761	1	2 DWELLING UNITS	60%	2 STOREYS
FLAMWOOD EXTENSION 2	762	REMAINDER AND PORTION 1	25 UNITS PER HECTARE	50%	2 STOREYS
FLAMWOOD EXTENSION 3	772		30 UNITS PER HECTARE	50%	2 STOREYS
FLAMWOOD EXTENSION 3	818		30 UNITS PER HECTARE	50%	2 STOREYS
FLAMWOOD EXTENSION 3	933		30 UNITS PER HECTARE	50%	2 STOREYS

## SCHEDULE H

### DENSITY / MAXIMUM NUMBER OF DWELLING UNITS PER RESIDENTIAL 2 ERF (REFER CLAUSE 10.2.2)

PROPERTY DESCRIPTION			MAXIMUM NUMBER OF DWELLING UNITS / FLATS OR PERMITTED FLOOR AREA	COVERAGE	HEIGHT
TOWN / FARM / AGRICULTURAL HOLDING	ERF / PORTION / HOLDING NUMBER	PORTION OF			
FLAMWOOD EXTENSION 3	1004		4 DWELLING UNITS	50%	2 STOREYS
FLAMWOOD EXTENSION 4	1095		3 DWELLING UNITS	60%	1 STOREY
FLAMWOOD EXTENSION 4	1098	REMAINDER AND PORTIONS 1 & 2	3 DWELLING UNITS	60%	1 STOREY
FLAMWOOD EXTENSION 4	1101	REMAINDER AND PORTIONS 1 TO 3	7 DWELLING UNITS	50%	2 STOREYS
FLAMWOOD EXTENSION 6	1130	REMAINDER AND PORTIONS 1 & 2	3 DWELLING UNITS	60%	2 STOREYS
FLAMWOOD EXTENSION 6	1171		8 DWELLING UNITS	60%	2 STOREYS
FLAMWOOD EXTENSION 6	1385	1 TO 10	25 UNITS PER HECTARE	50%	2 STOREYS
FLAMWOOD EXTENSION 7	1213		5 DWELLING UNITS	60%	2 STOREYS
FLAMWOOD EXTENSION 7	1237	REMAINDER AND PORTION 1	20 UNITS PER HECTARE	50%	2 STOREYS
FLAMWOOD EXTENSION 7	1238	REMAINDER AND PORTION 1	20 UNITS PER HECTARE	50%	2 STOREYS
FLAMWOOD EXTENSION 7	1400	PORTION	30 DWELLING UNITS	50%	2 STOREYS
FLAMWOOD EXTENSION 8	1277		45 UNITS PER HECTARE	50%	2 STOREYS
FLAMWOOD EXTENSION 11	1369		20 UNITS PER HECTARE	50%	2 STOREYS
FLAMWOOD EXTENSION 14	1397		25 UNITS PER HECTARE	40%	2 STOREYS
FLAMWOOD EXTENSION 14	1398		25 UNITS PER HECTARE	40%	2 STOREYS
FLAMWOOD EXTENSION 17	2041 & 2042		4 DWELLING UNITS	60%	2 STOREYS
FLAMWOOD EXTENSION 17	2056		2 DWELLING UNITS	60%	2 STOREYS
FLIMIEDA	56		4 DWELLING UNITS	60%	1 STOREY
FLIMIEDA	221		3 DWELLING UNITS	60%	1 STOREY
FLIMIEDA	240		4 DWELLING UNITS	60%	2 STOREYS
FLIMIEDA	241		4 DWELLING UNITS	60%	2 STOREYS
FLIMIEDA	242		3 DWELLING UNITS	60%	1 STOREY
FLIMIEDA	264		4 DWELLING UNITS	70%	2 STOREYS
FLIMIEDA	288	REMAINDER AND PORTIONS 1 & 2	20 UNITS PER HECTARE	50%	2 STOREYS
FLIMIEDA	296		3 DWELLING UNITS	60%	2 STOREYS
FLIMIEDA	297		3 DWELLING UNITS	60%	2 STOREYS
FLIMIEDA	298		3 DWELLING UNITS	60%	2 STOREYS
FLIMIEDA	299	REMAINDER AND PORTIONS 1 & 2	1 DWELLING UNIT PER PORTION	60%	2 STOREYS
FLIMIEDA	313	REMAINDER AND PORTIONS 1 & 2	20 UNITS PER HECTARE	50%	2 STOREYS
FLIMIEDA	321		45 UNITS PER HECTARE	50%	2 STOREYS
FLIMIEDA	323	REMAINDER AND PORTIONS 1 AND 2	25 UNITS PER HECTARE	60%	2 STOREYS
FLIMIEDA	324		25 UNITS PER HECTARE	50%	2 STOREYS
FLIMIEDA	327		25 UNITS PER HECTARE	50%	2 STOREYS
FLIMIEDA	328		15 UNITS PER HECTARE	50%	2 STOREYS
FLIMIEDA	329		15 UNITS PER HECTARE	50%	2 STOREYS
FLIMIEDA	330		15 UNITS PER HECTARE	50%	2 STOREYS
FLIMIEDA	331		15 UNITS PER HECTARE	50%	2 STOREYS
FLIMIEDA	336		45 UNITS PER HECTARE	50%	2 STOREYS
FLIMIEDA	401		5 DWELLING UNITS	60%	1 STOREY
FLIMIEDA	492		3 DWELLING UNITS	60%	1 STOREY
FLIMIEDA	542		40 UNITS PER HECTARE	50%	2 STOREYS
FLIMIEDA	563	REMAINDER AND PORTIONS 3 TO 12	20 UNITS PER HECTARE	50%	2 STOREYS
FLIMIEDA	757		20 UNITS PER HECTARE	50%	2 STOREYS
FLIMIEDA	758	PORTIONS 1, 2 AND 5 TO 8	20 UNITS PER HECTARE	50%	2 STOREYS
FLIMIEDA	759	1	3 DWELLING UNITS	60%	1 STOREY
FLIMIEDA	765	PORTIONS 1 TO 4	30 UNITS PER HECTARE	50%	2 STOREYS
FREEMANVILLE	196		60 UNITS PER HECTARE	50%	2 STOREYS
FREEMANVILLE	209		75 UNITS PER HECTARE	50%	2 STOREYS
FREEMANVILLE	210		75 UNITS PER HECTARE	50%	2 STOREYS
HARTBEESEFONTEIN EXTENSION 9	282		25 UNITS PER HECTARE	50%	2 STOREYS
HARTBEESEFONTEIN 422-IP	2	PORTION OF THE REMAINDER	AS DETERMINED BY LOCAL AUTHORITY	50%	2 STOREYS
JOUBERTON EXTENSION 1	8732		AS DETERMINED BY LOCAL AUTHORITY	50%	2 STOREYS
JOUBERTON EXTENSION 1	23727		AS DETERMINED BY LOCAL AUTHORITY	50%	2 STOREYS
KANANA	1502		AS DETERMINED BY LOCAL AUTHORITY	50%	2 STOREYS
KANANA	1505		AS DETERMINED BY LOCAL AUTHORITY	50%	2 STOREYS
KANANA	2152		AS DETERMINED BY LOCAL AUTHORITY	50%	2 STOREYS
KHUMA	6669		AS DETERMINED BY LOCAL AUTHORITY	50%	2 STOREYS
KHUMA EXTENSION 6	6646		AS DETERMINED BY LOCAL AUTHORITY	50%	2 STOREYS
KLERKSDORP	12	PORTIONS 2 AND 10 AND REMAINDER OF PORTION 12	25 UNITS PER HECTARE	50%	2 STOREYS
KLERKSDORP	42	REMAINDER	25 UNITS PER HECTARE	60%	2 STOREYS
KLERKSDORP	235		1040 SQUARE METRES	70%	6 STOREYS
KLERKSDORP	236		1040 SQUARE METRES	70%	6 STOREYS

## SCHEDULE H

### DENSITY / MAXIMUM NUMBER OF DWELLING UNITS PER RESIDENTIAL 2 ERF (REFER CLAUSE 10.2.2)

PROPERTY DESCRIPTION			MAXIMUM NUMBER OF DWELLING UNITS / FLATS OR PERMITTED FLOOR AREA	COVERAGE	HEIGHT
TOWN / FARM / AGRICULTURAL HOLDING	ERF / PORTION / HOLDING NUMBER	PORTION OF			
KLERKSDORP	239		2080 SQUARE METRES	70%	6 STOREYS
KLERKSDORP	244		2080 SQUARE METRES	70%	6 STOREYS
KLERKSDORP	259		1928 SQUARE METRES	70%	6 STOREYS
KLERKSDORP	260		1928 SQUARE METRES	70%	6 STOREYS
KLERKSDORP	263		1040 SQUARE METRES	70%	6 STOREYS
KLERKSDORP	264		1040 SQUARE METRES	70%	6 STOREYS
KLERKSDORP	265		1040 SQUARE METRES	70%	2 STOREYS
KLERKSDORP	266		1040 SQUARE METRES	70%	6 STOREYS
KLERKSDORP	372		2080 SQUARE METRES	70%	6 STOREYS
KLERKSDORP	449		2080 SQUARE METRES	70%	6 STOREYS
KLERKSDORP	469		2080 SQUARE METRES	70%	6 STOREYS
KLERKSDORP	565		2080 SQUARE METRES	70%	6 STOREYS
KLERKSDORP	567		1150 SQUARE METRES	70%	6 STOREYS
KLERKSDORP	568		1150 SQUARE METRES	70%	6 STOREYS
KLERKSDORP	572		1040 SQUARE METRES	70%	6 STOREYS
KLERKSDORP	712		1040 SQUARE METRES	70%	6 STOREYS
KLERKSDORP	713		1040 SQUARE METRES	70%	6 STOREYS
KLERKSDORP	811		1040 SQUARE METRES	70%	6 STOREYS
KLERKSDORP	840		1040 SQUARE METRES	70%	6 STOREYS
KLERKSDORP	1115		1040 SQUARE METRES	70%	6 STOREYS
KLERKSDORP	1116		1040 SQUARE METRES	70%	6 STOREYS
KLERKSDORP	1127		1040 SQUARE METRES	70%	6 STOREYS
KLERKSDORP	1200		25 UNITS PER HECTARE	50%	2 STOREYS
KLERKSDORP	1380		9 DWELLING UNITS	60%	2 STOREYS
KLERKSDORP	1809	REMAINDER	14 DWELLING UNITS	60%	2 STOREYS
KLERKSDORP	1821		6239 SQUARE METRES	70%	6 STOREYS
KLERKSDORP	1874	PORTION 1	6 DWELLING UNITS	60%	2 STOREYS
KLERKSDORP	1874	REMAINDER	8 DWELLING UNITS	60%	2 STOREYS
KLERKSDORP	1875	PORTIONS 1 TO 10	9 DWELLING UNITS	60%	2 STOREYS
KLERKSDORP	1880	REMAINDER	10 DWELLING UNITS	60%	2 STOREYS
KLERKSDORP	1891	PORTION 1	17 DWELLING UNITS	60%	2 STOREYS
KLERKSDORP	1918	15	3519 SQUARE METRES	50%	2 STOREYS
KLERKSDORP	1918	2	AS DETERMINED BY THE LOCAL AUTHORITY	70%	6 STOREYS
KLERKSDORP	1918	21	17810 SQUARE METRES	50%	2 STOREYS
KLERKSDORP	1918	PORTION 23	6304 SQUARE METRES	70%	6 STOREYS
KLERKSDORP	1918	REMAINDER	4162 SQUARE METRES	50%	2 STOREYS
KLERKSDORP	1932	PORTIONS 2 & 3	60 UNITS PER HECTARE	50%	2 STOREYS
KLERKSDORP	1935	PORTION	1040 SQUARE METRES	70%	6 STOREYS
KLERKSDORP	1976		4163 SQUARE METRES	70%	6 STOREYS
KLERKSDORP	2001		6010 SQUARE METRES	70%	6 STOREYS
KLERKSDORP	2047	REMAINDER	4160 SQUARE METRES	70%	6 STOREYS
KLERKSDORP	2075		6233 SQUARE METRES	70%	6 STOREYS
KLERKSDORP	2138		8316 SQUARE METRES	70%	6 STOREYS
KLERKSDORP	2139	PORTION	3230 SQUARE METRES	70%	6 STOREYS
KLERKSDORP EXTENSION 3	1466		1506 SQUARE METRES	50%	2 STOREYS
KLERKSDORP EXTENSION 3	1467		1505 SQUARE METRES	50%	2 STOREYS
KLERKSDORP EXTENSION 3	1470		703 SQUARE METRES	50%	2 STOREYS
KLERKSDORP EXTENSION 3	1916		1916 SQUARE METRES	20%	2 STOREYS
KLERKSDORP EXTENSION 5	1535		960 SQUARE METRES	50%	2 STOREYS
KLERKSDORP EXTENSION 5	2116		20 UNITS PER HECTARE	50%	2 STOREYS
KLERKSDORP EXTENSION 7	1560		25 UNITS PER HECTARE	50%	2 STOREYS
KLERKSDORP EXTENSION 7	1561		30 UNITS PER HECTARE	50%	2 STOREYS
KLERKSDORP EXTENSION 8	1572	PORTION	8 DWELLING UNITS COMBINED WITH ERF 1573	50%	2 STOREYS
KLERKSDORP EXTENSION 8	1573		8 DWELLING UNITS COMBINED WITH ERF 1572	50%	2 STOREYS
KLERKSDORP EXTENSION 8	1583	PORTION	2 DWELLING UNITS	60%	2 STOREYS
KLERKSDORP EXTENSION 8	1596	PORTIONS 1 TO 5	20 UNITS PER HECTARE	50%	2 STOREYS
KLERKSDORP EXTENSION 8	1596	REMAINDER	25 UNITS PER HECTARE	50%	2 STOREYS
KLERKSDORP EXTENSION 8	1597	PORTIONS 14 TO 23	25 UNITS PER HECTARE	50%	2 STOREYS
KLERKSDORP EXTENSION 8	1621	REMAINDER	3 DWELLING UNITS	60%	2 STOREYS
KLERKSDORP EXTENSION 8	1648	PORTION	20 UNITS PER HECTARE	50%	2 STOREYS
KLERKSDORP EXTENSION 8	1649		6 DWELLING UNITS	60%	2 STOREYS
KLERKSDORP EXTENSION 8	2005	PORTIONS 1 TO 9	15 UNITS PER HECTARE	50%	2 STOREYS

## SCHEDULE H

### DENSITY / MAXIMUM NUMBER OF DWELLING UNITS PER RESIDENTIAL 2 ERF (REFER CLAUSE 10.2.2)

PROPERTY DESCRIPTION			MAXIMUM NUMBER OF DWELLING UNITS / FLATS OR PERMITTED FLOOR AREA	COVERAGE	HEIGHT
TOWN / FARM / AGRICULTURAL HOLDING	ERF / PORTION / HOLDING NUMBER	PORTION OF			
KLERKSDORP EXTENSION 8	2031	PORTIONS 1 TO 7	20 UNITS PER HECTARE	50%	2 STOREYS
KLERKSDORP EXTENSION 8	2166		6 DWELLING UNITS	60%	2 STOREYS
KLERKSDORP EXTENSION 9	1562 - 1568		17 DWELLING UNITS	50%	2 STOREYS
KLERKSDORP EXTENSION 10	1684	REMAINDER AND PORTION 1	10 UNITS PER HECTARE	50%	2 STOREYS
KLERKSDORP EXTENSION 10	1699	REMAINDER AND PORTIONS 1 & 2	10 UNITS PER HECTARE	50%	2 STOREYS
KLERKSDORP EXTENSION 10	1924	2	35 UNITS PER HECTARE	50%	2 STOREYS
KLERKSDORP EXTENSION 10	2017	PORTIONS 1 TO 4	20 UNITS PER HECTARE	50%	2 STOREYS
KLERKSDORP EXTENSION 17	1831	PORTIONS 1 TO 3	30 UNITS PER HECTARE	50%	2 STOREYS
KLERKSDORP EXTENSION 17	1833	1	20 UNITS PER HECTARE	50%	2 STOREYS
KLERKSDORP EXTENSION 22	1959	PORTIONS 1 TO 7	25 UNITS PER HECTARE	50%	2 STOREYS
KLERKSDORP EXTENSION 22	1960		15 UNITS PER HECTARE	50%	2 STOREYS
KLERKSDORP EXTENSION 29	2080	PORTIONS 1 TO 10	1 DWELLING UNIT PER PORTION	50%	1 STOREY
LA HOFF	8		20 UNITS PER HECTARE	50%	2 STOREYS
LA HOFF	10		20 UNITS PER HECTARE	50%	2 STOREYS
LA HOFF	11		20 UNITS PER HECTARE	50%	2 STOREYS
LA HOFF	12		20 UNITS PER HECTARE	50%	2 STOREYS
LA HOFF	42		30 UNITS PER HECTARE	50%	2 STOREYS
LA HOFF	188		4 DWELLING UNITS	60%	2 STOREYS
LA HOFF	201	REMAINDER AND PORTIONS 1 TO 5	40 UNITS PER HECTARE	50%	2 STOREYS
LA HOFF	248		30 UNITS PER HECTARE	50%	2 STOREYS
LA HOFF	250		30 UNITS PER HECTARE	50%	2 STOREYS
LA HOFF	273	1 TO 4	30 UNITS PER HECTARE	50%	2 STOREYS
LA HOFF	279		15 UNITS PER HECTARE	50%	2 STOREYS
LA HOFF	281		15 UNITS PER HECTARE	50%	2 STOREYS
LA HOFF	329		30 UNITS PER HECTARE	50%	2 STOREYS
LA HOFF	384		15 UNITS PER HECTARE	50%	2 STOREYS
LA HOFF	386		15 UNITS PER HECTARE	50%	2 STOREYS
LA HOFF	494		45 UNITS PER HECTARE	50%	2 STOREYS
LA HOFF	495		20 UNITS PER HECTARE	50%	2 STOREYS
LA HOFF	496		30 UNITS PER HECTARE	50%	2 STOREYS
LA HOFF	526		3 DWELLING UNITS	50%	2 STOREYS
LA HOFF	677		4 DWELLING UNITS	70%	1 STOREY
LA HOFF	731	REMAINDER AND PORTIONS 1 TO 3	1 DWELLING UNIT PER PORTION	70%	1 STOREY
LA HOFF	743		45 UNITS PER HECTARE	50%	2 STOREYS
LA HOFF	745		30 UNITS PER HECTARE	50%	2 STOREYS
LA HOFF	797		35 UNITS PER HECTARE	50%	2 STOREYS
LA HOFF	798		40 UNITS PER HECTARE	50%	2 STOREYS
LA HOFF	799		45 UNITS PER HECTARE	50%	2 STOREYS
LA HOFF	919		7 DWELLING UNITS	50%	2 STOREYS
LA HOFF	920		7 DWELLING UNITS	50%	2 STOREYS
LA HOFF	1261		45 UNITS PER HECTARE	50%	2 STOREYS
LA HOFF	1264		25 UNITS PER HECTARE	50%	2 STOREYS
LA HOFF	1265		25 UNITS PER HECTARE	50%	2 STOREYS
LA HOFF	1268		6 DWELLING UNITS	60%	2 STOREYS
LA HOFF	1275		35 DWELLING UNITS PER HECTARE	50%	2 STOREYS
LA HOFF	1276	1 TO 7	1 DWELLING UNIT PER PORTION	50%	2 STOREYS
LA HOFF	1277	PORTIONS 1 TO 6	1 DWELLING UNIT PER PORTION	70%	1 STOREY
LA HOFF	1278	PORTIONS 1 TO 7	1 DWELLING UNIT PER PORTION	60%	2 STOREYS
LOURENSPARK	76		25 UNITS PER HECTARE	50%	2 STOREYS
MANZILPARK	252		1499 SQUARE METRES	50%	2 STOREYS
MANZILPARK	253	REMAINDER AND PORTIONS 1 TO 5	30 UNITS PER HECTARE	50%	2 STOREYS
MANZILPARK	459		4 DWELLING UNITS	60%	2 STOREYS
MANZILPARK EXTENSION 1	603		40 UNITS PER HECTARE	50%	2 STOREYS
MANZILPARK EXTENSION 1	604		40 UNITS PER HECTARE	50%	2 STOREYS
MANZILPARK EXTENSION 1	606		40 UNITS PER HECTARE	50%	2 STOREYS
MANZILPARK EXTENSION 1	608		40 UNITS PER HECTARE	50%	2 STOREYS
MANZILPARK EXTENSION 1	609		40 UNITS PER HECTARE	50%	2 STOREYS
MEIRINGSPARK	18		6 DWELLING UNITS	70%	2 STOREYS
MEIRINGSPARK	198		3 DWELLING UNITS	60%	1 STOREY
MEIRINGSPARK	277		AS DETERMINED BY LOCAL AUTHORITY	50%	2 STOREYS
MEIRINGSPARK	278		AS DETERMINED BY LOCAL AUTHORITY	50%	2 STOREYS
MEIRINGSPARK	279		40 UNITS PER HECTARE	50%	2 STOREYS

## SCHEDULE H

### DENSITY / MAXIMUM NUMBER OF DWELLING UNITS PER RESIDENTIAL 2 ERF (REFER CLAUSE 10.2.2)

PROPERTY DESCRIPTION			MAXIMUM NUMBER OF DWELLING UNITS / FLATS OR PERMITTED FLOOR AREA	COVERAGE	HEIGHT
TOWN / FARM / AGRICULTURAL HOLDING	ERF / PORTION / HOLDING NUMBER	PORTION OF			
MEIRINGSPARK	280		80 UNITS PER HECTARE	50%	2 STOREYS
MEIRINGSPARK	291		40 UNITS PER HECTARE	50%	2 STOREYS
MEIRINGSPARK	292		50 UNITS PER HECTARE	50%	2 STOREYS
MEIRINGSPARK	293		40 UNITS PER HECTARE	50%	2 STOREYS
MEIRINGSPARK	294		55 UNITS PER HECTARE	50%	2 STOREYS
MEIRINGSPARK	390		55 UNITS PER HECTARE	50%	2 STOREYS
MEIRINGSPARK	417		40 UNITS PER HECTARE	50%	2 STOREYS
MEIRINGSPARK EXTENSION 2	517		35 UNITS PER HECTARE	50%	2 STOREYS
MEIRINGSPARK EXTENSION 2	518		25 UNITS PER HECTARE	50%	2 STOREYS
MEIRINGSPARK EXTENSION 2	519		35 UNITS PER HECTARE	50%	2 STOREYS
MEIRINGSPARK EXTENSION 2	520		35 UNITS PER HECTARE	50%	2 STOREYS
MEIRINGSPARK EXTENSION 2	687		3 DWELLING UNITS	75%	2 STOREYS
MEIRINGSPARK EXTENSION 2	766		25 UNITS PER HECTARE	50%	2 STOREYS
MEIRINGSPARK EXTENSION 2	938	PORTION	25 UNITS PER HECTARE	50%	2 STOREYS
MEIRINGSPARK EXTENSION 4	655		6 DWELLING UNITS COMBINED WITH ERF 656	60%	2 STOREYS
MEIRINGSPARK EXTENSION 4	656		6 DWELLING UNITS COMBINED WITH ERF 655	60%	2 STOREYS
MEIRINGSPARK EXTENSION 4	758		3 559 SQUARE METRES	50%	2 STOREYS
MEIRINGSPARK EXTENSION 4	759		25 UNITS PER HECTARE	50%	2 STOREYS
MEIRINGSPARK EXTENSION 4	760		3 290 SQUARE METRES	50%	2 STOREYS
MEIRINGSPARK EXTENSION 4	761		3 511 SQUARE METRES	50%	2 STOREYS
MEIRINGSPARK EXTENSION 4	998		8 DWELLING UNITS	50%	2 STOREYS
MEIRINGSPARK EXTENSION 5	770		4 DWELLING UNITS	60%	2 STOREYS
MEIRINGSPARK EXTENSION 5	795		4 DWELLING UNITS	60%	2 STOREYS
MEIRINGSPARK EXTENSION 5	796		4 DWELLING UNITS	60%	2 STOREYS
MEIRINGSPARK EXTENSION 5	802		4 DWELLING UNITS	60%	2 STOREYS
MEIRINGSPARK EXTENSION 5	804		4 DWELLING UNITS	60%	2 STOREYS
MEIRINGSPARK EXTENSION 5	852		4 DWELLING UNITS	60%	2 STOREYS
MEIRINGSPARK EXTENSION 5	886		4 DWELLING UNITS	60%	2 STOREYS
MEIRINGSPARK EXTENSION 5	1001		33 DWELLING UNITS	60%	2 STOREYS
NESERHOF	90		40 UNITS PER HECTARE	50%	2 STOREYS
NESERHOF	91		40 UNITS PER HECTARE	50%	2 STOREYS
NESERHOF	92		35 UNITS PER HECTARE	50%	2 STOREYS
NESERHOF	236		25 UNITS PER HECTARE	50%	2 STOREYS
NESERHOF	238		30 UNITS PER HECTARE	50%	2 STOREYS
NESERHOF	423		30 UNITS PER HECTARE	50%	2 STOREYS
NESERHOF	506	REMAINDER AND PORTIONS 1, 2, 3 & 5	15 UNITS PER HECTARE	50%	2 STOREYS
NESERHOF	507		40 UNITS PER HECTARE	50%	2 STOREYS
ORKNEY	2	PORTIONS 2 & 3	25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEY	1095		AS DETERMINED BY LOCAL AUTHORITY	70%	6 STOREYS
ORKNEY	432		4 DWELLING UNITS	50%	2 STOREYS
ORKNEY	1102		AS DETERMINED BY LOCAL AUTHORITY	70%	6 STOREYS
ORKNEY	1140		AS DETERMINED BY LOCAL AUTHORITY	70%	6 STOREYS
ORKNEY	1141		AS DETERMINED BY LOCAL AUTHORITY	70%	6 STOREYS
ORKNEY	1144		AS DETERMINED BY LOCAL AUTHORITY	70%	6 STOREYS
ORKNEY	1145		AS DETERMINED BY LOCAL AUTHORITY	70%	6 STOREYS
ORKNEY	1146		AS DETERMINED BY LOCAL AUTHORITY	70%	2 STOREYS
ORKNEY	1147		AS DETERMINED BY LOCAL AUTHORITY	70%	2 STOREYS
ORKNEY	1148		AS DETERMINED BY LOCAL AUTHORITY	70%	2 STOREYS
ORKNEY	1149		AS DETERMINED BY LOCAL AUTHORITY	70%	2 STOREYS
ORKNEY	1150		AS DETERMINED BY LOCAL AUTHORITY	70%	2 STOREYS
ORKNEY	1151		AS DETERMINED BY LOCAL AUTHORITY	70%	2 STOREYS
ORKNEY	1152		AS DETERMINED BY LOCAL AUTHORITY	70%	2 STOREYS
ORKNEY	1516		6 DWELLING UNITS	50%	2 STOREYS
ORKNEY	1518		6 DWELLING UNITS	50%	2 STOREYS
ORKNEY	1692		5 DWELLING UNITS	60%	2 STOREYS
ORKNEY	1702	REMAINDER AND PORTION 1 TO 3	25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEY	1703		25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEY	1746	PORTIONS 1 TO 3	25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEY	2156		25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEY	2157	PORTIONS 4, 5, 8, 9 & 12	25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEY	2214		25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEY	2216		25 UNITS PER HECTARE	50%	2 STOREYS

## SCHEDULE H

### DENSITY / MAXIMUM NUMBER OF DWELLING UNITS PER RESIDENTIAL 2 ERF (REFER CLAUSE 10.2.2)

PROPERTY DESCRIPTION			MAXIMUM NUMBER OF DWELLING UNITS / FLATS OR PERMITTED FLOOR AREA	COVERAGE	HEIGHT
TOWN / FARM / AGRICULTURAL HOLDING	ERF / PORTION / HOLDING NUMBER	PORTION OF			
ORKNEY	2217		25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEY	2231		25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEY	2835		AS DETERMINED BY LOCAL AUTHORITY	70%	6 STOREYS
ORKNEY	2849		25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEY	2873		25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEY	2877	PORTION 8	3 DWELLING UNITS	60%	2 STOREYS
ORKNEY	2886	PORTIONS 1 TO 12	25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEY	3515	PORTIONS 1 TO 21	15 DWELLING UNITS PER HECTARE	60%	2 STOREYS
ORKNEY EXTENSION 1	2893		25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEY EXTENSION 2	2927		25 DWELLING UNITS, COMBINED WITH ERVEN 2931, 2932, 3493 AND 3494	60%	2 STOREYS
ORKNEY EXTENSION 2	2931		25 DWELLING UNITS, COMBINED WITH ERVEN 2927, 2932, 3493 AND 3494	60%	2 STOREYS
ORKNEY EXTENSION 2	2932		25 DWELLING UNITS, COMBINED WITH ERVEN 2927, 2931, 3493 AND 3494	60%	2 STOREYS
ORKNEY EXTENSION 2	3118		20 DWELLING UNITS	50%	2 STOREYS
ORKNEY EXTENSION 2	3173		25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEY EXTENSION 2	3174	PORTIONS 1 TO 4 AND 29 TO 39	25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEY EXTENSION 2	3175		25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEY EXTENSION 2	3259		4 DWELLING UNITS	60%	2 STOREYS
ORKNEY EXTENSION 2	3293		4 DWELLING UNITS	50%	2 STOREYS
ORKNEY EXTENSION 2	3294		4 DWELLING UNITS	50%	2 STOREYS
ORKNEY EXTENSION 2	3295		4 DWELLING UNITS	50%	2 STOREYS
ORKNEY EXTENSION 2	3387		12 DWELLING UNITS COMBINED WITH ERVEN 3388 AND 3389	50%	2 STOREYS
ORKNEY EXTENSION 2	3388		12 DWELLING UNITS COMBINED WITH ERVEN 3387 AND 3389	50%	2 STOREYS
ORKNEY EXTENSION 2	3389		12 DWELLING UNITS COMBINED WITH ERVEN 3387 AND 3388	50%	2 STOREYS
ORKNEY EXTENSION 2	3436		25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEY EXTENSION 2	3493		25 DWELLING UNITS, COMBINED WITH ERVEN 2927, 2931, 2932, AND 3494	60%	2 STOREYS
ORKNEY EXTENSION 2	3494		25 DWELLING UNITS, COMBINED WITH ERVEN 2927, 2931, 2932, AND 3493	60%	2 STOREYS
ORKNEY EXTENSION 4	4279		25 UNITS PER HECTARE	60%	2 STOREYS
ORKNEYPARK	2		25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEYPARK	3		25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEYPARK	4	REMAINDER AND PORTIONS 1 TO 7	25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEYPARK	5	REMAINDER AND PORTIONS 1 TO 11	25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEYPARK	7	REMAINDER AND PORTIONS 1 TO 25	25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEYPARK	9	REMAINDER AND PORTIONS 1 TO 11	25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEYPARK	10	REMAINDER AND PORTIONS 1 TO 13	25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEYPARK	11	PORTIONS 2 TO 5	25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEYPARK	11	REMAINDER AND PORTIONS 6 TO 9	25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEYPARK	13	REMAINDER AND PORTIONS 12 - 14 , 18 - 27, 29 - 35	25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEYPARK	14	PORTIONS 1 TO 13	25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEYPARK	15	REMAINDER AND PORTIONS 1 TO 9	25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEYPARK	18	REMAINDER AND PORTIONS 1 TO 6	25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEYPARK	22		25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEYPARK	23	REMAINDER AND PORTIONS 1 TO 3	25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEYPARK	24		25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEYPARK	25	REMAINDER AND PORTIONS 1 TO 5	25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEYPARK	26	REMAINDER AND PORTIONS 1 TO 17	25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEYPARK	27	REMAINDER AND PORTIONS 1 TO 13	25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEYPARK	28	REMAINDER	25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEYPARK	28	REMAINDER AND PORTIONS 1 TO 10	25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEYPARK	29	REMAINDER AND PORTIONS 1 TO 5	25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEYPARK	31	REMAINDER	25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEYPARK	31	REMAINDER AND PORTIONS 1 TO 15	25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEYPARK	32	PORTIONS 1 TO 4	25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEY PARK	32	REMAINDER AND PORTIONS 1 & 2	25 UNITS PER HECTARE	50%	2 STOREYS
ORKNEYPARK	36		25 UNITS PER HECTARE	50%	2 STOREYS
ROOSHEUWEL EXTENSION 2	228		3 DWELLING UNITS	60%	1 STOREY
ROOSHEUWEL EXTENSION 2	426		25 UNITS PER HECTARE	50%	2 STOREYS
ROOSHEUWEL EXTENSION 2	428		25 UNITS PER HECTARE	50%	2 STOREYS

## SCHEDULE H

### DENSITY / MAXIMUM NUMBER OF DWELLING UNITS PER RESIDENTIAL 2 ERF (REFER CLAUSE 10.2.2)

PROPERTY DESCRIPTION			MAXIMUM NUMBER OF DWELLING UNITS / FLATS OR PERMITTED FLOOR AREA	COVERAGE	HEIGHT
TOWN / FARM / AGRICULTURAL HOLDING	ERF / PORTION / HOLDING NUMBER	PORTION OF			
SAKHROL	10	REMAINDER AND PORTIONS 1, 2 & 4	25 UNITS PER HECTARE	50%	2 STOREYS
SAKHROL	12		4 DWELLING UNITS	60%	2 STOREYS
SAKHROL EXTENSION 1	249		75 UNITS PER HECTARE	50%	2 STOREYS
SONGLOED	83		35 UNITS PER HECTARE	50%	2 STOREYS
SONGLOED	84		25 UNITS PER HECTARE	50%	2 STOREYS
SONGLOED	85		35 UNITS PER HECTARE	50%	2 STOREYS
SONGLOED	86		40 UNITS PER HECTARE	50%	2 STOREYS
SONGLOED	122		4 DWELLING UNITS	65%	1 STOREY
SONGLOED	127		40 UNITS PER HECTARE	50%	2 STOREYS
SONGLOED	131		30 UNITS PER HECTARE	50%	2 STOREYS
SONGLOED	211	PORTION	8 DWELLING UNITS	60%	1 STOREY
STILFONTEIN	67		AS DETERMINED BY LOCAL AUTHORITY	AS DETERMINED BY LOCAL AUTHORITY	AS DETERMINED BY LOCAL AUTHORITY
STILFONTEIN	344		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN 408-IP	76	PORTION	AS DETERMINED BY LOCAL AUTHORITY	50%	2 STOREYS
STILFONTEIN 408-IP	114		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 1	3643		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 2	1141	1	25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 2	3932		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 3	1235		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 3	1240		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 3	1257		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 3	1258		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 3	1277		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 3	1281		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 3	1299		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 3	1300		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 3	3677	PORTIONS 1 TO 14	25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 3	3678	PORTIONS 1 TO 15	25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	1813		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	1813		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	2013		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	2149		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	2150		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	2151		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	2152		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	2153		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	2154		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	2155		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	2156		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	2608	REMAINDER AND PORTION 1	25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	2618		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	2619		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	2696		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	2697		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	2698		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	2700	PORTION 1 & 2	25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	2701	2	25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	2702		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	2703		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	2704		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	2705		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	2706		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	2707		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	2708		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	2709		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	3246		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	3247		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	3407		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	3408		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	3440		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	3441		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	3486		25 UNITS PER HECTARE	50%	2 STOREYS



## SCHEDULE H

### DENSITY / MAXIMUM NUMBER OF DWELLING UNITS PER RESIDENTIAL 2 ERF (REFER CLAUSE 10.2.2)

PROPERTY DESCRIPTION			MAXIMUM NUMBER OF DWELLING UNITS / FLATS OR PERMITTED FLOOR AREA	COVERAGE	HEIGHT
TOWN / FARM / AGRICULTURAL HOLDING	ERF / PORTION / HOLDING NUMBER	PORTION OF			
STILFONTEIN EXTENSION 4	3487		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	3488		25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	3540	57	25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	3618	59	12 DWELLING UNITS	50%	2 STOREYS
STILFONTEIN EXTENSION 4	3657	PORTIONS 12 TO 44	25 UNITS PER HECTARE	50%	2 STOREYS
STILFONTEIN EXTENSION 4	3925	PORTIONS 1 TO 18	25 UNITS PER HECTARE	50%	2 STOREYS
TOWNLANDS OF KLERKSDORP 424 IP	57		25 UNITS PER HECTARE	50%	2 STOREYS
TOWNLANDS OF KLERKSDORP 424 IP	71		50 UNITS PER HECTARE	50%	2 STOREYS
TOWNLANDS OF KLERKSDORP 424-IP	492		13 DWELLING UNITS	60%	2 STOREYS
WILKEVILLE	19		30 UNITS PER HECTARE	50%	2 STOREYS
WILKEVILLE	20		30 UNITS PER HECTARE	50%	2 STOREYS
WILKEVILLE	21		40 UNITS PER HECTARE	50%	2 STOREYS
WILKEVILLE	128		25 UNITS PER HECTARE	50%	2 STOREYS
WILKEVILLE	155		25 UNITS PER HECTARE	50%	2 STOREYS
WILKEVILLE	192		55 UNITS PER HECTARE	50%	2 STOREYS
WILKEVILLE EXTENSION 1	154	PORTIONS 3 TO 6	25 UNITS PER HECTARE	50%	2 STOREYS
WILKOPPIES	22	1	20 UNITS PER HECTARE	50%	2 STOREYS
WILKOPPIES	29		6 DWELLING UNITS	60%	2 STOREYS
WILKOPPIES	34	PORTION	5 DWELLING UNITS	60%	2 STOREYS
WILKOPPIES	49		13 DWELLING UNITS	60%	2 STOREYS
WILKOPPIES	61		40 UNITS PER HECTARE	50%	2 STOREYS
WILKOPPIES	88	PORTION	2 DWELLING UNITS	70%	1 STOREY
WILKOPPIES	102	PORTIONS 4 TO 21	30 UNITS PER HECTARE	50%	2 STOREYS
WILKOPPIES	107	REMAINDER	4 DWELLING UNITS	60%	1 STOREY
WILKOPPIES	122	REMAINDER	3 DWELLING UNITS	60%	2 STOREYS
WILKOPPIES	137		25 UNITS PER HECTARE	50%	2 STOREYS
WILKOPPIES	138		3 DWELLING UNITS	60%	2 STOREYS
WILKOPPIES	160	REMAINDER	30 UNITS PER HECTARE	50%	2 STOREYS
WILKOPPIES	162	1	2 DWELLING UNITS	60%	2 STOREYS
WILKOPPIES	163	1	2 DWELLING UNITS	60%	2 STOREYS
WILKOPPIES	231	PORTIONS 1 TO 5	4 DWELLING UNITS	60%	2 STOREYS
WILKOPPIES	236	PORTION 1	6 DWELLING UNITS	60%	1 STOREYS
WILKOPPIES	239		40 UNITS PER HECTARE	50%	2 STOREYS
WILKOPPIES	240		40 UNITS PER HECTARE	50%	2 STOREYS
WILKOPPIES	241		55 UNITS PER HECTARE	50%	2 STOREYS
WILKOPPIES	242		55 UNITS PER HECTARE	50%	2 STOREYS
WILKOPPIES	254	1	6 DWELLING UNITS	60%	2 STOREY
WILKOPPIES	260		30 UNITS PER HECTARE	50%	2 STOREYS
WILKOPPIES	261	REMAINDER	30 UNITS PER HECTARE	50%	2 STOREYS
WILKOPPIES	262		50 UNITS PER HECTARE	50%	2 STOREYS
WILKOPPIES	295		6 DWELLING UNITS	50%	2 STOREYS
WILKOPPIES	296	PORTIONS 1 TO 8	1 DWELLING UNIT PER PORTION	50%	2 STOREYS
WILKOPPIES	298		14 DWELLING UNITS	50%	2 STOREYS
WILKOPPIES	973		90 UNITS PER HECTARE	50%	2 STOREYS
WILKOPPIES	2359		30 UNITS PER HECTARE	50%	2 STOREYS
WILKOPPIES AGRICULTURAL HOLDINGS	88		27 DWELLING UNITS	65%	2 STOREYS
WILKOPPIES AGRICULTURAL HOLDINGS	633		9 DWELLING UNITS	50%	2 STOREYS
WILKOPPIES EXTENSION 2	330		60 UNITS PER HECTARE	50%	2 STOREYS
WILKOPPIES EXTENSION 2	331		50 UNITS PER HECTARE	50%	2 STOREYS
WILKOPPIES EXTENSION 4	1166		30 UNITS PER HECTARE	50%	2 STOREYS
WILKOPPIES EXTENSION 6	585		11 DWELLING UNITS TOGETHER WITH ERF 586	50%	2 STOREYS
WILKOPPIES EXTENSION 6	586		11 DWELLING UNITS TOGETHER WITH ERF 585	50%	2 STOREYS
WILKOPPIES EXTENSION 8	603	REMAINDER AND PORTION 3	20 UNITS PER HECTARE	60%	2 STOREYS
WILKOPPIES EXTENSION 9	613	1	2 DWELLING UNITS	60%	2 STOREYS
WILKOPPIES EXTENSION 11	632	REMAINDER AND PORTIONS 1 & 2	25 DWELLING UNITS PER HECTARE	60%	2 STOREYS
WILKOPPIES EXTENSION 12	645	REMAINDER	2 DWELLING UNITS	50%	2 STOREYS
WILKOPPIES EXTENSION 13	651		4 DWELLING UNITS	60%	1 STOREY
WILKOPPIES EXTENSION 15	1033		3 DWELLING UNITS	60%	2 STOREYS
WILKOPPIES EXTENSION 15	1050	1 TO 6	6 DWELLING UNITS	50%	2 STOREYS
WILKOPPIES EXTENSION 15	1051	REMAINDER AND PORTIONS 1 & 2	1 DWELLING UNIT PER PORTION	60%	2 STOREYS
WILKOPPIES EXTENSION 15	2272	REMAINDER OF PORTION 5 AND PORTIONS 17 TO 22	20 UNITS PER HECTARE	50%	2 STOREYS
WILKOPPIES EXTENSION 17	696		25 UNITS PER HECTARE	60%	2 STOREYS
WILKOPPIES EXTENSION 18	972	PORTIONS 2, 3, 8, 9, 10, 13 & 14	25 UNITS PER HECTARE	50%	2 STOREYS
WILKOPPIES EXTENSION 25	1009	REMAINDER AND PORTIONS 1 TO 17	25 UNITS PER HECTARE	50%	2 STOREYS
WILKOPPIES EXTENSION 25	1010	REMAINDER AND PORTIONS 1 TO 5	10 UNITS PER HECTARE	50%	2 STOREYS
WILKOPPIES EXTENSION 26	1066	PORTIONS 1 TO 8	20 UNITS PER HECTARE	50%	2 STOREYS

## SCHEDULE H

### DENSITY / MAXIMUM NUMBER OF DWELLING UNITS PER RESIDENTIAL 2 ERF (REFER CLAUSE 10.2.2)

PROPERTY DESCRIPTION			MAXIMUM NUMBER OF DWELLING UNITS / FLATS OR PERMITTED FLOOR AREA	COVERAGE	HEIGHT
TOWN / FARM / AGRICULTURAL HOLDING	ERF / PORTION / HOLDING NUMBER	PORTION OF			
WILKOPPIES EXTENSION 26	1095	REMAINDER AND PORTION 1 TO 4	15 UNITS PER HECTARE	50%	2 STOREYS
WILKOPPIES EXTENSION 26	1102	PORTIONS 1 TO 8	20 UNITS PER HECTARE	50%	2 STOREYS
WILKOPPIES EXTENSION 29	2336	PORTIONS 1 TO 19	40 UNITS PER HECTARE	50%	2 STOREYS
WILKOPPIES EXTENSION 29	2412	PORTIONS 1 TO 7	1 DWELLING UNIT PER PORTION	60%	2 STOREYS
WILKOPPIES EXTENSION 33	1240		3 DWELLING UNITS	50%	2 STOREYS
WILKOPPIES EXTENSION 34	2277	2 TO 8	20 UNITS PER HECTARE	50%	2 STOREYS
WILKOPPIES EXTENSION 42	2360		25 UNITS PER HECTARE	50%	2 STOREYS
WILKOPPIES EXTENSION 42	2369	1 TO 6	5 DWELLING UNITS	60%	2 STOREYS
WILKOPPIES EXTENSION 43	2408	PORTIONS 1 AND 3 TO 11	1 DWELLING UNIT PER PORTION	60%	2 STOREYS
WILKOPPIES EXTENSION 44	2388		5 DWELLING UNITS	60%	1 STOREY

# **SCHEDULE I**

**HEIGHT ZONE 1  
(REFER CLAUSE 12.1.1)**

**HEIGHT ZONE 1  
(REFER CLAUSE 12.1.1)**

[illegible]

# **SCHEDULE J**

**CONDITIONS APPLICABLE TO TOWNSHIPS, ERVEN OR  
PROPERTIES IN DOLOMITE AREAS  
(REFER CLAUSE 21)**

## **SCHEDULE J**

### **CONDITIONS APPLICABLE TO TOWNSHIPS / ERVEN / PROPERTIES IN DOLOMITE AREAS (REFER CLAUSE 21)**

PROPERTY DESCRIPTION			CONDITIONS
TOWNSHIP / FARM / AGRICULTURAL HOLDING	ERF / PORTION / HOLDING NUMBER	PORTION OF	
BUFFELSFONTEIN 443 IP	1	REMAINDER	
BUFFELSFONTEIN 443 IP	10	REMAINDER	
BUFFELSFONTEIN 443 IP	11	REMAINDER	
BUFFELSFONTEIN 443 IP	12		
BUFFELSFONTEIN 443 IP	13		
BUFFELSFONTEIN 443 IP	16		
BUFFELSFONTEIN 443 IP	17		
BUFFELSFONTEIN 443 IP	18		
BUFFELSFONTEIN 443 IP	19		
BUFFELSFONTEIN 443 IP	3	REMAINDER	
BUFFELSFONTEIN 443 IP	4	REMAINDER	
BUFFELSFONTEIN 443 IP	8		
BUFFELSFONTEIN 443 IP	9		
HARTEBEESTFONTEIN 422 IP	10	REMAINDER	
HARTEBEESTFONTEIN 422 IP	12	REMAINDER	
HARTEBEESTFONTEIN 422 IP	13		
HARTEBEESTFONTEIN 422 IP	14	REMAINDER	
HARTEBEESTFONTEIN 422 IP	2	REMAINDER	
HARTEBEESTFONTEIN 422 IP	21		
HARTEBEESTFONTEIN 422 IP	24	PORTION OF REMAINDER	<p>The property shall be subject to the following Dolomite Conditions, provided that prior to the transfer of any residential structure / unit / house, such transfer shall be subject to the results of a geotechnical investigation</p> <p>a. No accumulation of surface water is to be permitted and the entire development must be properly drained.</p> <p>b. Waterborne sewerage reticulation must be installed. French drains and pit latrines are unacceptable.</p> <p>c. All trenches and excavation works must be properly backfilled and compacted in subclause 5.2.4 of SABS 1200 DA but to ground surface. No rocks in the top layer.</p> <p>d. All ponds and watercourses must be rendered impervious by suitable design, using for example concrete or plastic sheeting.</p> <p>e. In order to deal with rain water run off from the roofs of structures the following is recommended:</p> <p>* If guttering is required by the local authority, then the down pipes should discharge into a lined or precast furrow. This furrow should discharge the water at least 1,5m away from the structure, where it should drain freely, without ponding, into the stormwater system</p> <p>* If no guttering is to be utilised then it is recommended that a 1,5m sealed surface be cast along those walls of the structure where water will be discharged from the roof. Water will cascade off the sloping roof onto the slab and be distributed away from the foundations and should drain freely, without ponding, into the stormwater system</p> <p>f. All stormwater, sewerage and water pipes and channels must be watertight. All laid drainage and sewerage pipes should be tested for leakage using the air test (see NBRI Info Sheet X/BOU 2-34) on installation. The responsible local authority should have a system whereby follow up tests for leakage are carried out and the results monitored at least every two years</p> <p>g. The potential for corrosion of pipes should be addressed during the investigation and design stage (both internal and external). Preferably avoid pipe materials that are susceptible to corrosion</p> <p>h. Water pipe entries into buildings should be fitted either with flexible couplings kinked with a Z to allow opportunity for relative movement. Pipes through walls shall be sleeved to allow relative movement. Also use flexible couplings either side of manhole</p> <p>i. Piping materials selected should be appropriate to local subsurface conditions. If clay pipes are utilised a higher standard of pipe bedding is recommended e.g. stabilised or over excavation and recompaction with an approved material (minimum specification to be G7 material) in layers of 150mm thickness, compacted to 93% mod AASHTO.</p> <p>j. No exotic trees with invasive root systems should be planted within a distance of 1,5 times the ultimate height of the tree of water-bearing services.</p>

## **SCHEDULE J**

## CONDITIONS APPLICABLE TO TOWNSHIPS / ERVEN / PROPERTIES IN DOLOMITE AREAS (REFER CLAUSE 21)

PROPERTY DESCRIPTION			CONDITIONS
TOWNSHIP / FARM / AGRICULTURAL HOLDING	ERF / PORTION / HOLDING NUMBER	PORTION OF	
			<p>k. Permission of the local authority should be sought prior to sinking boreholes for groundwater abstraction. (Careful consideration of permission to sink boreholes as a control on dewatering. If the water table is above bedrock, a blanket ban on exploitation of the groundwater should be imposed. Approval should be subject to an evaluation of the implications by an engineering geologist.)</p> <p>l. Ensure that roadways are in fact places below site level so as to facilitate drainage.</p> <p>m. Placement of wet services below the footprint of structures must be avoided. No plumbing and drainage pipes should be placed under floor slabs, as far as practicable.</p> <p>n. Encasement of pipes in concrete or soilcrete should preferably be avoided. Place pipes in sleeves or lined channels.</p> <p>o. As may services as possible should be placed within a single trench.</p> <p>p. The stability of the centre line of all bulk water services should be considered.</p> <p>q. Water reticulation to houses should be kept at a minimum depth of 500mm up to the structure and above ground wherever possible along the structure.</p> <p>r. Each stand should either have a rodding eye or similar access to the sewer connection in addition to inspection eyes. Optimum access to the sewer connection should be provided on each stand (e.g. use additional rodding and inspection eyes)</p> <p>s. During construction, excavations should be opened and closed as rapidly as possible. Avoid leaving trenches open over weekends or holidays.</p> <p>t. Berms should be constructed on either side of the trenches to prevent the inflow of water during storms.</p> <p>u. Brick and precast concrete walls must be so designed as to provide drainage ports at ground level to permit the passage of water.</p> <p>v. The design of wet services should be governed by the need to create low maintenance systems. Wherever possible keep services above ground to facilitate detection of leaks, maintenance and repair</p> <p>w. WC pans shall be provided with a flexible connection at the junction with the outlet pipe.</p> <p>x. The fall of trenches shall be away from buildings. Wherever practical, service trenches shall not be excavated along the length of housing units within the first 30.m beyond the perimeter of such units</p> <p>y. Experience on dolomite indicates that blasting may lead to severe disturbance of the metastable dolomite environment giving rise to sinkhole formation. Consequently, if blasting is necessary it is essential that appropriately experienced blasters of companies such as James Sidney and Co. (subsidiary of AECI) are approached to determine the particular method specification for blasting, regarded as appropriate in the context of the geological conditions</p>
HARTEBEESTFONTEIN 422 IP	241		
HARTEBEESTFONTEIN 422 IP	26		
HARTEBEESTFONTEIN 422 IP	3	REMAINDER	
HARTEBEESTFONTEIN 422 IP	30		
HARTEBEESTFONTEIN 422 IP	37	REMAINDER	
HARTEBEESTFONTEIN 422 IP	38	REMAINDER OF PORTION 38	
HARTEBEESTFONTEIN 422 IP	4	REMAINDER	
HARTEBEESTFONTEIN 422 IP	41	REMAINDER	
HARTEBEESTFONTEIN 422 IP	42		
HARTEBEESTFONTEIN 422 IP	43		
HARTEBEESTFONTEIN 422 IP	44		
HARTEBEESTFONTEIN 422 IP	5	REMAINDER	
HARTEBEESTFONTEIN 422 IP	50		
HARTEBEESTFONTEIN 422 IP	51		
HARTEBEESTFONTEIN 422 IP	53		
HARTEBEESTFONTEIN 422 IP	56		
HARTEBEESTFONTEIN 422 IP	57		
HARTEBEESTFONTEIN 422 IP	58		
HARTEBEESTFONTEIN 422 IP	60		
HARTEBEESTFONTEIN 422 IP	62		
HARTEBEESTFONTEIN 422 IP	65		

### SCHEDULE J



**CONDITIONS APPLICABLE TO TOWNSHIPS / ERVEN / PROPERTIES IN DOLOMITE AREAS (REFER CLAUSE 21)**

PROPERTY DESCRIPTION			CONDITIONS
TOWNSHIP / FARM / AGRICULTURAL HOLDING	ERF / PORTION / HOLDING NUMBER	PORTION OF	
HARTEBEESTFONTEIN 422 IP	70		
HARTEBEESTFONTEIN 422 IP	71		
HARTEBEESTFONTEIN 422 IP	72		
HARTEBEESTFONTEIN 422 IP	73		
HARTEBEESTFONTEIN 422 IP	74		
HARTEBEESTFONTEIN 422 IP	75		<p>The property shall be subject to the following Dolomite Conditions, provided that prior to the transfer of any residential structure / unit / house, such transfer shall be subject to the results of a geotechnical investigation:</p> <p>a. No accumulation of surface water is to be permitted and the entire development must be properly drained</p> <p>b. Waterborne sewerage reticulation must be installed. French drains and pit latrines are unacceptable.</p> <p>c. All trenches and excavation works must be properly backfilled and compacted in subclause 5.2.4 of SABS 1200 DA but to ground surface. No rocks in the top layer.</p> <p>d. All ponds and watercourses must be rendered impervious by suitable design, using for example concrete or plastic sheeting.</p> <p>e. In order to deal with rain water run off from the roofs of structures the following is recommended:</p> <p>* If guttering is required by the local authority, then the down pipes should discharge into a lined or precast furrow. This furrow should discharge the water at least 1,5m away from the structure, where it should drain freely, without ponding, into the stormwater system.</p> <p>* If no guttering is to be utilised then it is recommended that a 1,5m sealed surface be cast along those walls of the structure where water will be discharged from the roof. Water will cascade off the sloping roof onto the slab and be distributed away from the foundations and should drain freely, without ponding, into the stormwater system</p> <p>f. All stormwater, sewerage and water pipes and channels must be watertight. All laid drainage and sewerage pipes should be tested for leakage using the air test (see NBRI Info Sheet X/BOU 2-34) on installation. The responsible local authority should have a system whereby follow up tests for leakage are carried out and the results monitored at least every two years.</p> <p>g. The potential for corrosion of pipes should be addressed during the investigation and design stage (both internal and external). Preferably avoid pipe materials that are susceptible to corrosion.</p> <p>h. Water pipe entries into buildings should be fitted either with flexible couplings kinked with a Z to allow opportunity for relative movement. Pipes through walls shall be sleeved to allow relative movement. Also use flexible couplings either side of manholes.</p> <p>i. Piping materials selected should be appropriate to local subsurface conditions. If clays pipes are utilised a higher standard of pipe bedding is recommended e.g. stabilised or over excavation and recompaction with an approved material (minimum specification to be G7 material) in layers of 150mm thickness, compacted to 93% mod AASHTO.</p> <p>j. No exotic trees with invasive root systems should be planted within a distance of 1,5 times the ultimate height of the tree of water-bearing services.</p> <p>k. Permission of the local authority should be sought prior to sinking boreholes for groundwater abstraction. (Careful consideration of permission to sink boreholes as a control on dewatering. If the water table is above bedrock, a blanket ban on exploitation of the groundwater should be imposed. Approval should be subject to an evaluation of the implications by an engineering geologist.)</p> <p>l. Ensure that roadways are in fact places below site level so as to facilitate drainage.</p> <p>m. Placement of wet services below the footprint of structures must be avoided. No plumbing and drainage pipes should be placed under floor slabs, as far as practicable.</p> <p>n. Encasement of pipes in concrete or soilcrete should preferably be avoided. Place pipes in sleeves or lined channels.</p> <p>o. As may services as possible should be placed within a single trench.</p> <p>p. The stability of the centre line of all bulk water services should be considered.</p>

**SCHEDULE J**

# DITIONS APPLICABLE TO TOWNSHIPS / ERVEN / PROPERTIES IN DOLOMITE AREAS (REFER CLAUS

PROPERTY DESCRIPTION			CONDITIONS
TOWNSHIP / FARM / AGRICULTURAL HOLDING	ERF / PORTION / HOLDING NUMBER	PORTION OF	
			<p>q. Water reticulation to houses should be kept at a minimum depth of 500mm up to the structure and above ground wherever possible along the structure.</p> <p>r. Each stand should either have a rodding eye or similar access to the sewer connection in addition to inspection eyes. Optimum access to the sewer connection should be provided on each stand (e.g. use additional rodding and inspection eyes).</p> <p>s. During construction, excavations should be opened and closed as rapidly as possible. Avoid leaving trenches open over weekends or holidays.</p> <p>t. Berms should be constructed on either side of the trenches to prevent the inflow of water during storms.</p> <p>u. Brick and precast concrete walls must be so designed as to provide drainage ports at ground level to permit the passage of water.</p> <p>v. The design of wet services should be governed by the need to create low maintenance systems. Wherever possible keep services above ground to facilitate detection of leaks, maintenance and repair.</p> <p>w. WC pans shall be provided with a flexible connection at the junction with the outlet pipe.</p> <p>x. The fall of trenches shall be away from buildings. Wherever practical, service trenches shall not be excavated along the length of housing units within the first 30,m beyond the perimeter of such units.</p> <p>y. Experience on dolomite indicates that blasting may lead to severe disturbance of the metastable dolomite environment giving rise to sinkhole formation. Consequently, if blasting is necessary it is essential that appropriately experienced blasters of companies such as James Sidney and Co. (subsidiary of AECI) are approached to determine the particular method specification for blasting, regarded as appropriate in the context of the geological conditions.</p>
HARTEBEESTFONTEIN 422 IP	76		<p>The property shall be subject to the following Dolomite Conditions, provided that prior to the transfer of any residential structure / unit / house, such transfer shall be subject to the results of a geotechnical investigation:</p> <p>a. No accumulation of surface water is to be permitted and the entire development must be properly drained</p> <p>b. Waterborne sewerage reticulation must be installed. French drains and pit latrines are unacceptable.</p> <p>c. All trenches and excavation works must be properly backfilled and compacted in subclause 5.2.4 of SABS 1200 DA but to ground surface. No rocks in the top layer.</p> <p>d. All ponds and watercourses must be rendered impervious by suitable design, using for example concrete or plastic sheeting.</p> <p>e. In order to deal with rain water run off from the roofs of structures the following is recommended:</p> <p>* If guttering is required by the local authority, then the down pipes should discharge into a lined or precast furrow. This furrow should discharge the water at least 1,5m away from the structure, where it should drain freely, without ponding, into the stormwater system.</p> <p>* If no guttering is to be utilised then it is recommended that a 1,5m sealed surface be cast along those walls of the structure where water will be discharged from the roof. Water will cascade off the sloping roof onto the slab and be distributed away from the foundations and should drain freely, without ponding, into the stormwater system</p> <p>f. All stormwater, sewerage and water pipes and channels must be watertight. All laid drainage and sewerage pipes should be tested for leakage using the air test (see NBRI Info Sheet X/BOU 2-34) on installation. The responsible local authority should have a system whereby follow up tests for leakage are carried out and the results monitored at least every two years.</p> <p>g. The potential for corrosion of pipes should be addressed during the investigation and design stage (both internal and external). Preferably avoid pipe materials that are susceptible to corrosion.</p> <p>h. Water pipe entries into buildings should be fitted either with flexible couplings kinked with a Z to allow opportunity for relative movement. Pipes through walls shall be sleeved to allow relative movement. Also use flexible couplings either side of manholes.</p>

## SCHEDULE J

## CONDITIONS APPLICABLE TO TOWNSHIPS / ERVEN / PROPERTIES IN DOLOMITE AREAS (REFER CLAUSE 21)

PROPERTY DESCRIPTION			CONDITIONS
TOWNSHIP / FARM / AGRICULTURAL HOLDING	ERF / PORTION / HOLDING NUMBER	PORTION OF	
			<p>i. Piping materials selected should be appropriate to local subsurface conditions. If clays pipes are utilised a higher standard of pipe bedding is recommended e.g. stabilised or over excavation and recompaction with an approved material (minimum specification to be G7 material) in layers of 150mm thickness, compacted to 93% mod AASHTO.</p> <p>j. No exotic trees with invasive root systems should be planted within a distance of 1,5 times the ultimate height of the tree of water-bearing services.</p> <p>k. Permission of the local authority should be sought prior to sinking boreholes for groundwater abstraction. (Careful consideration of permission to sink boreholes as a control on dewatering. If the water table is above bedrock, a blanket ban on exploitation of the groundwater should be imposed. Approval should be subject to an evaluation of the implications by an engineering geologist.)</p> <p>l. Ensure that roadways are in fact places below site level so as to facilitate drainage.</p> <p>m. Placement of wet services below the footprint of structures must be avoided. No plumbing and drainage pipes should be placed under floor slabs, as far as practicable.</p> <p>n. Encasement of pipes in concrete or soilcrete should preferably be avoided. Place pipes in sleeves or lined channels.</p> <p>o. As may services as possible should be placed within a single trench.</p> <p>p. The stability of the centre line of all bulk water services should be considered.</p> <p>q. Water reticulation to houses should be kept at a minimum depth of 500mm up to the structure and above ground wherever possible along the structure.</p> <p>r. Each stand should either have a rodding eye or similar access to the sewer connection in addition to inspection eyes. Optimum access to the sewer connection should be provided on each stand (e.g. use additional rodding and inspection eyes).</p> <p>s. During construction, excavations should be opened and closed as rapidly as possible. Avoid leaving trenches open over weekends or holidays.</p> <p>t. Berms should be constructed on either side of the trenches to prevent the inflow of water during storms.</p> <p>u. Brick and precast concrete walls must be so designed as to provide drainage ports at ground level to permit the passage of water.</p> <p>v. The design of wet services should be governed by the need to create low maintenance systems. Wherever possible keep services above ground to facilitate detection of leaks, maintenance and repair.</p> <p>w. WC pans shall be provided with a flexible connection at the junction with the outlet pipe.</p> <p>x. The fall of trenches shall be away from buildings. Wherever practical, service trenches shall not be excavated along the length of housing units within the first 30,m beyond the perimeter of such units.</p> <p>y. Experience on dolomite indicates that blasting may lead to severe disturbance of the metastable dolomite environment giving rise to sinkhole formation. Consequently, if blasting is necessary it is essential that appropriately experienced blasters of companies such as James Sidney and Co. (subsidiary of AECl) are approached to determine the particular method specification for blasting, regarded as appropriate in the context of the geological conditions.</p>
HARTEBEESTFONTEIN 422 IP	8		
HARTEBEESTFONTEIN 422 IP	81		
KHUMA	ALL ERVEN		
KHUMA EXTENSION 1	ALL ERVEN		
KHUMA EXTENSION 3	ALL ERVEN		
KHUMA EXTENSION 4	ALL ERVEN		
KHUMA EXTENSION 5	ALL ERVEN		
KHUMA EXTENSION 6	ALL ERVEN		

### SCHEDULE J

#### CONDITIONS APPLICABLE TO TOWNSHIPS / ERVEN / PROPERTIES IN DOLOMITE AREAS (REFER CLAUSE 21)

PROPERTY DESCRIPTION
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TOWNSHIP / FARM / AGRICULTURAL HOLDING	ERF / PORTION / HOLDING NUMBER	PORTION OF	CONDITIONS
KHUMA EXTENSION 7	ALL ERVEN		
KHUMA EXTENSION 11	ALL ERVEN		
MAPAIKRAAL 441 IP	1	REMAINDER	
MAPAIKRAAL 441 IP	2	REMAINDER	
MAPAIKRAAL 441 IP	3		
MAPAIKRAAL 441 IP	5		
MAPAIKRAAL 441 IP	6		
MAPAIKRAAL 441 IP	7		
MAPAIKRAAL 441 IP	8		
MAPAIKRAAL 441 IP		REMAINDER	
MODDERFONTEIN 440 IP	4	REMAINDER	
NOOITGEDACHT 434 IP	170		
NOOITGEDACHT 434 IP	2		
NOOITGEDACHT 434 IP	200		
ORKNEY	ALL ERVEN		
ORKNEY EXTENSION 1	ALL ERVEN		
PALMIETFONTEIN 403 IP	13	REMAINDER	
PALMIETFONTEIN 403 IP	16		
PALMIETFONTEIN 403 IP	21		
PALMIETFONTEIN 403 IP	38		
PALMIETFONTEIN 403 IP	39	REMAINDER	
PALMIETFONTEIN 403 IP	42		
PALMIETFONTEIN 403 IP	55		
PALMIETFONTEIN 403 IP	58		
PALMIETFONTEIN 403 IP	61		
STILFONTEIN	ALL ERVEN		
STILFONTEIN 405 IP		REMAINDER	
STILFONTEIN 408 IP	105		
STILFONTEIN 408 IP	106		
STILFONTEIN 408 IP	107		
STILFONTEIN 408 IP	108		<p>The property shall be subject to the following Dolomite Conditions, provided that prior to the transfer of any residential structure / unit / house, such transfer shall be subject to the results of a geotechnical investigation:</p> <p>a. No accumulation of surface water is to be permitted and the entire development must be properly drained</p> <p>b. Waterborne sewerage reticulation must be installed. French drains and pit latrines are unacceptable.</p> <p>c. All trenches and excavation works must be properly backfilled and compacted in subclause 5.2.4 of SABS 1200 DA but to ground surface. No rocks in the top layer.</p> <p>d. All ponds and watercourses must be rendered impervious by suitable design, using for example concrete or plastic sheeting.</p> <p>e. In order to deal with rain water run off from the roofs of structures the following is recommended:</p> <p>* If guttering is required by the local authority, then the down pipes should discharge into a lined or precast furrow. This furrow should discharge the water at least 1,5m away from the structure, where it should drain freely, without ponding, into the stormwater system.</p> <p>* If no guttering is to be utilised then it is recommended that a 1,5m sealed surface be cast along those walls of the structure where water will be discharged from the roof. Water will cascade off the sloping roof onto the slab and be distributed away from the foundations and should drain freely, without ponding, into the stormwater system</p>

## **SCHEDULE J**

### **CONDITIONS APPLICABLE TO TOWNSHIPS / ERVEN / PROPERTIES IN DOLOMITE AREAS (REFER CLAUSE 21)**

PROPERTY DESCRIPTION	
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TOWNSHIP / FARM / AGRICULTURAL HOLDING	ERF / PORTION / HOLDING NUMBER	PORTION OF	CONDITIONS
			f. All stormwater, sewerage and water pipes and channels must be watertight. All laid drainage and sewerage pipes should be tested for leakage using the air test (see NBRI Info Sheet X/BOU 2-34) on installation. The responsible local authority should have a system whereby follow up tests for leakage are carried out and the results monitored at least every two years.
			g. The potential for corrosion of pipes should be addressed during the investigation and design stage (both internal and external). Preferably avoid pipe materials that are susceptible to corrosion. h. Water pipe entries into buildings should be fitted either with flexible couplings kinked with a Z to allow opportunity for relative movement. Pipes through walls shall be sleeved to allow relative movement. Also use flexible couplings either side of manholes. i. Piping materials selected should be appropriate to local subsurface conditions. If clays pipes are utilised a higher standard of pipe bedding is recommended e.g. stabilised or over excavation and recompaction with an approved material (minimum specification to be G7 material) in layers of 150mm thickness, compacted to 93% mod AASHTO. j. No exotic trees with invasive root systems should be planted within a distance of 1,5 times the ultimate height of the tree of water-bearing services.
STILFONTEIN 408 IP	11	REMAINDER	
STILFONTEIN 408 IP	114		<p>The property shall be subject to the following Dolomite Conditions, provided that prior to the transfer of any residential structure / unit / house, such transfer shall be subject to the results of a geotechnical investigation:</p> <p>a. No accumulation of surface water is to be permitted and the entire development must be properly drained</p> <p>b. Waterborne sewerage reticulation must be installed. French drains and pit latrines are unacceptable.</p> <p>c. All trenches and excavation works must be properly backfilled and compacted in subclause 5.2.4 of SABS 1200 DA but to ground surface. No rocks in the top layer.</p> <p>d. All ponds and watercourses must be rendered impervious by suitable design, using for example concrete or plastic sheeting.</p> <p>e. In order to deal with rain water run off from the roofs of structures the following is recommended:</p> <p>* If guttering is required by the local authority, then the down pipes should discharge into a lined or precast furrow. This furrow should discharge the water at least 1,5m away from the structure, where it should drain freely, without ponding, into the stormwater system.</p> <p>* If no guttering is to be utilised then it is recommended that a 1,5m sealed surface be cast along those walls of the structure where water will be discharged from the roof. Water will cascade off the sloping roof onto the slab and be distributed away from the foundations and should drain freely, without ponding, into the stormwater system</p> <p>f. All stormwater, sewerage and water pipes and channels must be watertight. All laid drainage and sewerage pipes should be tested for leakage using the air test (see NBRI Info Sheet X/BOU 2-34) on installation. The responsible local authority should have a system whereby follow up tests for leakage are carried out and the results monitored at least every two years.</p> <p>g. The potential for corrosion of pipes should be addressed during the investigation and design stage (both internal and external). Preferably avoid pipe materials that are susceptible to corrosion.</p> <p>h. Water pipe entries into buildings should be fitted either with flexible couplings kinked with a Z to allow opportunity for relative movement. Pipes through walls shall be sleeved to allow relative movement. Also use flexible couplings either side of manholes.</p> <p>i. Piping materials selected should be appropriate to local subsurface conditions. If clays pipes are utilised a higher standard of pipe bedding is recommended e.g. stabilised or over excavation and recompaction with an approved material (minimum specification to be G7 material) in layers of 150mm thickness, compacted to 93% mod AASHTO.</p>

## **SCHEDULE J**

### **CONDITIONS APPLICABLE TO TOWNSHIPS / ERVEN / PROPERTIES IN DOLOMITE AREAS (REFER CLAUSE 21)**

PROPERTY DESCRIPTION
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TOWNSHIP / FARM / AGRICULTURAL HOLDING	ERF / PORTION / HOLDING NUMBER	PORTION OF	CONDITIONS
			j. No exotic trees with invasive root systems should be planted within a distance of 1,5 times the ultimate height of the tree of water-bearing services.
			<p>k. Permission of the local authority should be sought prior to sinking boreholes for groundwater abstraction. (Careful consideration of permission to sink boreholes as a control on dewatering. If the water table is above bedrock, a blanket ban on exploitation of the groundwater should be imposed. Approval should be subject to an evaluation of the implications by an engineering geologist.)</p> <p>l. Ensure that roadways are in fact places below site level so as to facilitate drainage.</p> <p>m. Placement of wet services below the footprint of structures must be avoided. No plumbing and drainage pipes should be placed under floor slabs, as far as practicable.</p> <p>n. Encasement of pipes in concrete or soilcrete should preferably be avoided. Place pipes in sleeves or lined channels.</p> <p>o. As may services as possible should be placed within a single trench.</p> <p>p. The stability of the centre line of all bulk water services should be considered.</p> <p>q. Water reticulation to houses should be kept at a minimum depth of 500mm up to the structure and above ground wherever possible along the structure.</p> <p>r. Each stand should either have a rodding eye or similar access to the sewer connection in addition to inspection eyes. Optimum access to the sewer connection should be provided on each stand (e.g. use additional rodding and inspection eyes).</p> <p>s. During construction, excavations should be opened and closed as rapidly as possible. Avoid leaving trenches open over weekends or holidays.</p> <p>t. Berms should be constructed on either side of the trenches to prevent the inflow of water during storms.</p> <p>u. Brick and precast concrete walls must be so designed as to provide drainage ports at ground level to permit the passage of water.</p> <p>v. The design of wet services should be governed by the need to create low maintenance systems. Wherever possible keep services above ground to facilitate detection of leaks, maintenance and repair.</p> <p>w. WC pans shall be provided with a flexible connection at the junction with the outlet pipe.</p> <p>x. The fall of trenches shall be away from buildings. Wherever practical, service trenches shall not be excavated along the length of housing units within the first 30,m beyond the perimeter of such units.</p> <p>y. Experience on dolomite indicates that blasting may lead to severe disturbance of the metastable dolomite environment giving rise to sinkhole formation. Consequently, if blasting is necessary it is essential that appropriately experienced blasters of companies such as James Sidney and Co. (subsidiary of AECl) are approached to determine the particular method specification for blasting, regarded as appropriate in the context of the geological conditions.</p>
STILFONTEIN 408 IP	115		
STILFONTEIN 408 IP	116		
STILFONTEIN 408 IP	117		
STILFONTEIN 408 IP	118		
STILFONTEIN 408 IP	122		
STILFONTEIN 408 IP	125		
STILFONTEIN 408 IP	132		
STILFONTEIN 408 IP	133		
STILFONTEIN 408 IP	136		
STILFONTEIN 408 IP	145		

## **SCHEDULE J**

### **CONDITIONS APPLICABLE TO TOWNSHIPS / ERVEN / PROPERTIES IN DOLOMITE AREAS (REFER CLAUSE 21)**

PROPERTY DESCRIPTION	
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TOWNSHIP / FARM / AGRICULTURAL HOLDING	ERF / PORTION / HOLDING NUMBER	PORTION OF	CONDITIONS
STILFONTEIN 408 IP	2	REMAINDER	
STILFONTEIN 408 IP	21	REMAINDER	<p>The property shall be subject to the following Dolomite Conditions, provided that prior to the transfer of any residential structure / unit / house, such transfer shall be subject to the results of a geotechnical investigation:</p> <p>a. No accumulation of surface water is to be permitted and the entire development must be properly drained</p> <p>b. Waterborne sewerage reticulation must be installed. French drains and pit latrines are unacceptable.</p> <p>c. All trenches and excavation works must be properly backfilled and compacted in subclause 5.2.4 of SABS 1200 DA but to ground surface. No rocks in the top layer.</p> <p>d. All ponds and watercourses must be rendered impervious by suitable design, using for example concrete or plastic sheeting.</p> <p>e. In order to deal with rain water run off from the roofs of structures the following is recommended:</p> <p>* If guttering is required by the local authority, then the down pipes should discharge into a lined or precast furrow. This furrow should discharge the water at least 1,5m away from the structure, where it should drain freely, without ponding, into the stormwater system.</p> <p>* If no guttering is to be utilised then it is recommended that a 1,5m sealed surface be cast along those walls of the structure where water will be discharged from the roof. Water will cascade off the sloping roof onto the slab and be distributed away from the foundations and should drain freely, without ponding, into the stormwater system</p> <p>f. All stormwater, sewerage and water pipes and channels must be watertight. All laid drainage and sewerage pipes should be tested for leakage using the air test (see NBRI Info Sheet X/BOU 2-34) on installation. The responsible local authority should have a system whereby follow up tests for leakage are carried out and the results monitored at least every two years.</p> <p>g. The potential for corrosion of pipes should be addressed during the investigation and design stage (both internal and external). Preferably avoid pipe materials that are susceptible to corrosion.</p> <p>h. Water pipe entries into buildings should be fitted either with flexible couplings kinked with a Z to allow opportunity for relative movement. Pipes through walls shall be sleeved to allow relative movement. Also use flexible couplings either side of manholes.</p> <p>i. Piping materials selected should be appropriate to local subsurface conditions. If clays pipes are utilised a higher standard of pipe bedding is recommended e.g. stabilised or over excavation and recompaction with an approved material (minimum specification to be G7 material) in layers of 150mm thickness, compacted to 93% mod AASHTO.</p> <p>j. No exotic trees with invasive root systems should be planted within a distance of 1,5 times the ultimate height of the tree of water-bearing services.</p> <p>k. Permission of the local authority should be sought prior to sinking boreholes for groundwater abstraction. (Careful consideration of permission to sink boreholes as a control on dewatering. If the water table is above bedrock, a blanket ban on exploitation of the groundwater should be imposed. Approval should be subject to an evaluation of the implications by an engineering geologist.)</p> <p>l. Ensure that roadways are in fact places below site level so as to facilitate drainage.</p> <p>m. Placement of wet services below the footprint of structures must be avoided. No plumbing and drainage pipes should be placed under floor slabs, as far as practicable.</p> <p>n. Encasement of pipes in concrete or soilcrete should preferably be avoided. Place pipes in sleeves or lined channels.</p> <p>o. As may services as possible should be placed within a single trench.</p> <p>p. The stability of the centre line of all bulk water services should be considered.</p> <p>q. Water reticulation to houses should be kept at a minimum depth of 500mm up to the structure and above ground wherever possible along the structure.</p>

## **SCHEDULE J**

### **CONDITIONS APPLICABLE TO TOWNSHIPS / ERVEN / PROPERTIES IN DOLOMITE AREAS (REFER CLAUSE 21)**

PROPERTY DESCRIPTION
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TOWNSHIP / FARM / AGRICULTURAL HOLDING	ERF / PORTION / HOLDING NUMBER	PORTION OF	CONDITIONS
			<p>r. Each stand should either have a rodding eye or similar access to the sewer connection in addition to inspection eyes. Optimum access to the sewer connection should be provided on each stand (e.g. use additional rodding and inspection eyes).</p> <p>s. During construction, excavations should be opened and closed as rapidly as possible. Avoid leaving trenches open over weekends or holidays.</p> <p>t. Berms should be constructed on either side of the trenches to prevent the inflow of water during storms.</p>
			<p>u. Brick and precast concrete walls must be so designed as to provide drainage ports at ground level to permit the passage of water.</p> <p>v. The design of wet services should be governed by the need to create low maintenance systems. Wherever possible keep services above ground to facilitate detection of leaks, maintenance and repair.</p> <p>w. WC pans shall be provided with a flexible connection at the junction with the outlet pipe.</p> <p>x. The fall of trenches shall be away from buildings. Wherever practical, service trenches shall not be excavated along the length of housing units within the first 30,m beyond the perimeter of such units.</p> <p>y. Experience on dolomite indicates that blasting may lead to severe disturbance of the metastable dolomite environment giving rise to sinkhole formation. Consequently, if blasting is necessary it is essential that appropriately experienced blasters of companies such as James Sidney and Co. (subsidiary of AECL) are approached to determine the particular method specification for blasting, regarded as appropriate in the context of the geological conditions.</p>
STILFONTEIN 408 IP	23	REMAINDER	
STILFONTEIN 408 IP	30	REMAINDER	
STILFONTEIN 408 IP	30		
STILFONTEIN 408 IP	31	REMAINDER	
STILFONTEIN 408 IP	33	REMAINDER	
STILFONTEIN 408 IP	36		
STILFONTEIN 408 IP	40		
STILFONTEIN 408 IP	61	REMAINDER	
STILFONTEIN 408 IP	64		
STILFONTEIN 408 IP	66	REMAINDER	
STILFONTEIN 408 IP	67		
STILFONTEIN EXTENSION 1	ALL ERVEN		
STILFONTEIN EXTENSION 2	ALL ERVEN		
STILFONTEIN EXTENSION 3	ALL ERVEN		
STILFONTEIN EXTENSION 4	ALL ERVEN		
STILFONTEIN EXTENSION 5	ALL ERVEN		
STILFONTEIN EXTENSION 7	ALL ERVEN		
STILFONTEIN EXTENSION 8	ALL ERVEN		
STILFONTEIN EXTENSION 9	ALL ERVEN		
STILFONTEIN INDUSTRIAL PARK	ALL ERVEN		
TOWNLANDS OF KLERKSDORP 424 IP	1	REMAINDER	
TOWNLANDS OF KLERKSDORP 424 IP	33		
VAALKOP 439 IP	3		
VAALKOP 439 IP	4		
VAALKOP 439 IP	6		
VAALKOP 439 IP	7		
WILDEBEESTPAN 442 IP	13		
WILDEBEESTPAN 442 IP	14		

## **SCHEDULE J**

### **CONDITIONS APPLICABLE TO TOWNSHIPS / ERVEN / PROPERTIES IN DOLOMITE AREAS (REFER CLAUSE 21)**

PROPERTY DESCRIPTION
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TOWNSHIP / FARM / AGRICULTURAL HOLDING	ERF / PORTION / HOLDING NUMBER	PORTION OF	CONDITIONS
WILDEBEESTPAN 442 IP	15	REMAINDER OF PORTION 15	
WILDEBEESTPAN 442 IP	3		
WILDEBEESTPAN 442 IP	30		
WILDEBEESTPAN 442 IP	31		
WILDEBEESTPAN 442 IP	32		
WILDEBEESTPAN 442 IP	33		
WILDEBEESTPAN 442 IP	4		
WILDEBEESTPAN 442 IP	5		
WILDEBEESTPAN 442 IP	6		
WILDEBEESTPAN 442 IP	7		
WILDEBEESTPAN 442 IP	8		
WILDEBEESTPAN 442 IP	9		
WILDEBEESTPAN 442 IP		REMAINDER	
WITKOP 438 IP	1		
WITKOP 438 IP	2		
WITKOP 438 IP	20		
WITKOP 438 IP	21		
WITKOP 438 IP	22		
WITKOP 438 IP	24		
WITKOP 438 IP	28		
WITKOP 438 IP	33		
WITKOP 438 IP	35		
WITKOP 438 IP	36		
WITKOP 438 IP	37		
WITKOP 438 IP	38		
WITKOP 438 IP	4		
WITKOP 438 IP	45		
WITKOP 438 IP	6		
ZANDPAN 423 IP	3	REMAINDER	
ZANDPAN 423 IP	4	REMAINDER	
ZANDPAN 423 IP	9		
ZANDPAN 423 IP		REMAINDER	

## SCHEDULE J

**CONDITIONS APPLICABLE TO TOWNSHIPS / ERVEN / PROPERTIES IN  
DOLOMITE AREAS  
(REFER CLAUSE 21)**

[illegible]

## SCHEDULE K

### ERVEN LOCATED WITHIN TOWNSHIPS WITH DETRIMENTAL SOIL CONDITIONS (REFER CLAUSE 23)

PROPERTY DESCRIPTION			ADDITIONAL CONDITIONS IN ADDITION TO CLAUSES 23.2 AND 23.3
TOWNSHIP / FARM / AGRICULTURAL HOLDING	ERF / PORTION / HOLDING NUMBER	PORTION OF	
FLAMWOOD EXTENSION 6	ALL ERVEN		
FLAMWOOD EXTENSION 8	ALL ERVEN		
JOUBERTON EXTENSION 19	ALL ERVEN		
JOUBERTON EXTENSION 20	ALL ERVEN		
JOUBERTON EXTENSION 21	ALL ERVEN		
KANANA EXTENSION 6	ALL ERVEN		
KHUMA EXTENSION 11	ALL ERVEN		
KHUMA EXTENSION 7	ALL ERVEN		
KLERKSDORP EXTENSION 21	ALL ERVEN		
KLERKSDORP EXTENSION 33	ALL ERVEN		
KLERKSDORP EXTENSION 34	ALL ERVEN		
STILFONTEIN EXTENSION 8	ALL ERVEN		
STILFONTEIN EXTENSION 9	ALL ERVEN		
TIGANE EXTENSION 4	ALL ERVEN		
TIGANE EXTENSION 6	ALL ERVEN		
WILKOPPIES EXTENSION 15	ALL ERVEN		
WILKOPPIES EXTENSION 43	ALL ERVEN		
WILKOPPIES EXTENSION 45	ALL ERVEN		
WILKOPPIES EXTENSION 46	ALL ERVEN		
WILKOPPIES EXTENSION 47	ALL ERVEN		
WILKOPPIES EXTENSION 49	ALL ERVEN		
WILKOPPIES EXTENSION 63	ALL ERVEN		

# **SCHEDULE K**

**ERVEN LOCATED WITHIN TOWNSHIPS WITH  
DETRIMENTAL SOIL CONDITIONS  
(REFER CLAUSE 23)**

## SCHEDULE K

**ERVEN LOCATED WITHIN TOWNSHIPS WITH DETRIMENTAL SOIL  
CONDITIONS  
(REFER CLAUSE 23)**

[illegible]

## **SCHEDULE K**

### **ERVEN LOCATED WITHIN TOWNSHIPS WITH DETRIMENTAL SOIL CONDITIONS (REFER CLAUSE 23)**

PROPERTY DESCRIPTION			ADDITIONAL CONDITIONS IN ADDITION TO CLAUSES 23.2 AND 23.3
TOWNSHIP / FARM / AGRICULTURAL HOLDING	ERF / PORTION / HOLDING NUMBER	PORTION OF	
FLAMWOOD EXTENSION 6	ALL ERVEN		
FLAMWOOD EXTENSION 8	ALL ERVEN		
JOUBERTON EXTENSION 19	ALL ERVEN		
JOUBERTON EXTENSION 20	ALL ERVEN		
JOUBERTON EXTENSION 21	ALL ERVEN		
KANANA EXTENSION 6	ALL ERVEN		
KHUMA EXTENSION 11	ALL ERVEN		
KHUMA EXTENSION 7	ALL ERVEN		
KLERKSDORP EXTENSION 21	ALL ERVEN		
KLERKSDORP EXTENSION 33	ALL ERVEN		
KLERKSDORP EXTENSION 34	ALL ERVEN		
STILFONTEIN EXTENSION 8	ALL ERVEN		
STILFONTEIN EXTENSION 9	ALL ERVEN		
TIGANE EXTENSION 4	ALL ERVEN		
TIGANE EXTENSION 5	ALL ERVEN		
TIGANE EXTENSION 6	ALL ERVEN		
WILKOPPIES EXTENSION 15	ALL ERVEN		
WILKOPPIES EXTENSION 43	ALL ERVEN		
WILKOPPIES EXTENSION 45	ALL ERVEN		
WILKOPPIES EXTENSION 46	ALL ERVEN		
WILKOPPIES EXTENSION 47	ALL ERVEN		
WILKOPPIES EXTENSION 49	ALL ERVEN		
WILKOPPIES EXTENSION 63	ALL ERVEN		
WILKOPPIES EXTENSION 67	ALL ERVEN		
WILKOPPIES EXTENSION 69	ALL ERVEN		
WILKOPPIES EXTENSION 84	ALL ERVEN		

# **SCHEDULE L**

## **HERITAGE RESOURCES MANAGEMENT**

**EXTRACT FROM SECTION 38 OF THE NATIONAL HERITAGE  
RESOURCES ACT, 1999 (ACT 25 OF 1999)  
(REFER CLAUSE 29)**

# **SCHEDULE L**

## **Heritage Resources Management**

### **Extract of Section 38 of the National Heritage Resources Act, 1999 (Act 25 of 1999) (Refer Clause 29)**

#### **38. HERITAGE RESOURCES MANAGEMENT**

- (1) Subject to the provisions of subsections (7), (8) and (9), any person who intends to undertake a development categorised as -
- (a) the construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length;
  - (b) the construction of a bridge or similar structure exceeding 50m in length;
  - (c) any development or other activity which will change the character of a site –
    - (i) exceeding 5 000m<sup>2</sup> in extent; or
    - (ii) involving three or more existing erven or subdivisions thereof; or
    - (iii) involving three or more erven or divisions thereof which have been consolidated within the past five years; or
    - (iv) the cost of which will exceed a sum in terms of regulations by SAHRA or a provincial heritage resources authority;
  - (d) the re-zoning of a site exceeding 10 000m<sup>2</sup> in extent; or
  - (e) any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority,

must at the very earliest stages of initiating such a development, notify the responsible heritage resources authority and furnish it with details regarding the location, nature and extent of the proposed development.



- (2) The responsible heritage resources authority must, within 14 days of receipt of a notification in terms of subsection (1) -
- (a) if there is a reason to believe that heritage resources will be affected by such development, notify the person who intends to undertake the development to submit an impact assessment report. Such report must be compiled at the cost of the person proposing the development, by a person or persons approved by the responsible heritage resources authority with relevant qualifications and experience and professional standing in heritage resources management; or
  - (b) notify the person concerned that this section does not apply.
- (3) The responsible heritage resources authority must specify the information to be provided in a report required in terms of subsection (2)(a): Provided that the following must be included:
- (a) The identification and mapping of all heritage resources in the area affected;
  - (b) an assessment of the significance of such resources in terms of the heritage assessment criteria set out in section 6(2) or prescribed under section 7;
  - (c) an assessment of the impact of the development of such heritage resources;
  - (d) an evaluation of the impact of the development on heritage resources relative to the sustainable social and economic benefits to be derived from the development;
  - (e) the results of consultation with communities affected by the proposed development and other interested parties regarding the impact of the development on heritage resources;
  - (f) if heritage resources will be adversely affected by the proposed development, the consideration of alternatives; and
  - (g) plans for migration of any adverse effects during and after the completion of the proposed development.
- (4) The report must be considered timeously by the responsible heritage resources authority which must, after consultation with the person proposing the development, decide -
- (a) whether or not the development may proceed;
  - (b) any limitations or conditions to be applied to the development;
  - (c) what general protections in terms of this Act apply, and what formal protections may be applied, to such heritage resources;

- (d) whether compensatory action is required in respect of any heritage resources damaged or destroyed as a result of the development; and
  - (e) whether the appointment of specialists is required as a condition of approval of the proposal.
- (5) A provincial heritage resources authority shall not make any decision under subsection (4) with respect to any development which impacts on a heritage resource protected at national level unless it has consulted SAHRA.
- (6) The applicant may appeal against the decision of the provincial heritage resources authority to the MEC, who -
  - (a) may consider the views of both parties; and
  - (b) may at his or her discretion –
    - (i) appoint a committee to undertake an independent review of the impact assessment report and the decision of the responsible heritage authority; and
    - (ii) consult SAHRA; and
  - (c) must uphold, amend or overturn such decision.
- (7) The provisions of this section do not apply to a development described in subsection (1) affecting any heritage resource formally protected by SAHRA unless the authority concerned decides otherwise.
- (8) The provisions of this section do not apply to a development as described in subsection (1) if an evaluation of the impact of such development on heritage resources is required in terms of the Environment Conservation Act, 1989 (Act 73 of 1989), or the integrated environmental management guidelines issued by the Department of Environment Affairs and Tourism, or the Minerals Act, 1991 (Act 50 of 1991), or any other legislation: Provided that the concerning authority must ensure that the evaluation fulfils the requirements of the relevant heritage resources authority in terms of subsection (3), and any comments and recommendations of the relevant heritage resources authority with regard to such development have been taken into account prior to the granting of the consent.
- (9) The provincial heritage resources authority, with the approval of the MEC, may, by notice in the *Provincial Gazette*, exempt from the requirements of this section any place specified in the notice.
- (10) Any person who has complied with the decision of a provincial heritage resources authority in subsection (4) or the MEC in terms of subsection (6) or other requirements referred to in any existing heritage agreements made in terms of section 42 must continue to apply.

# **SCHEDULE M**

## **CULTURAL HERITAGE SITES (REFER CLAUSE 28.3)**

**PROPERTIES THAT HAVE BEEN IDENTIFIED AS CULTURAL  
HERITAGE SITES**

## SCHEDULE M

## CULTURAL HERITAGE SITES (REFER CLAUSE 28.3)

## Properties that have been identified as Cultural Heritage Sites

[illegible]

## **SCHEDULE M**

### **CULTURAL HERITAGE SITES (REFER CLAUSE 28.3)**

PROPERTY DESCRIPTION			
TOWNSHIP / FARM / AGRICULTURAL HOLDINGS	ERF/ PORTION / HOLDING NUMBER	PORTION OF	DESCRIPTION
ELANDSHEUVEL 402 IP	1	REMAINDER	HELM HOUSE
ELANDSHEUVEL 402 IP	15	REMAINDER	BOSWORTH
ELANDSHEUVEL 402 IP	159	REMAINDER	ROCK ENGRAVING
ELANDSHEUVEL 402 IP	163		TIN DWELLING
HARTBEESTFONTEIN 297 IP	120		HARTBEESFONTEIN MUSEUM
HARTBEESTFONTEIN 297 IP	192		SECOND FREEDOM WAR MEMORIAL
HARTBEESTFONTEIN 297 IP	99		PIONEERS GRAVES
HARTBEESTFONTEIN 297 IP		REMAINDER	HARTBEESFONTEIN NATURAL FOUNTAIN
KLERKSDORP	1934	2	DUTCH REFORM MOTHER CHURCH
KLERKSDORP	1972		LEASK DWELLING
KLERKSDORP (OLD TOWN)	68		DWELLING HOUSE KNOWN AS FOUNTAIN VILLA
ROODEPOORT 436 IP	13		SCOTT HOUSE
TOWNLANDS OF KLERKSDORP	1	REMAINDER	ANGLO-BOER WAR MONUMENT
TOWNLANDS OF KLERKSDORP 424 IP	1	REMAINDER	PALMIET BRIDGE
TOWNLANDS OF KLERKSDORP 424 IP	1	REMAINDER	GOUD KOPPIE
TOWNLANDS OF KLERKSDORP 424 IP	1	REMAINDER	OLD CEMETERY
TOWNLANDS OF KLERKSDORP 424 IP	1	REMAINDER	BLACKS MONUMENT
TOWNLANDS OF KLERKSDORP 424 IP	1	REMAINDER	BATTLE OF YSTERSPRUIT MEMORIAL
TOWNLANDS OF KLERKSDORP 424 IP	1	REMAINDER	WALL OF REMEMBRANCE MEMORIAL
TOWNLANDS OF KLERKSDORP 424 IP	206		J.A. TAYLOR DWELLING
TOWNLANDS OF KLERKSDORP 424 IP	209		MASUREIK DWELLING
TOWNLANDS OF KLERKSDORP 424 IP	209		H.L.M. LEIBRANDT DWELLING
TOWNLANDS OF KLERKSDORP 424 IP	350		BIRTHPLACE OF BISHOP DESMOND TUTU
TOWNLANDS OF KLERKSDORP 424 IP	377	REMAINDER	KLERKSDORP MUSEUM
TOWNLANDS OF KLERKSDORP 424 IP	97	REMAINDER	STATION BUILDING AND FLAG ROOM
TOWNLANDS OF KLERKSDORP 424 IP	97	REMAINDER	RAILWAY STATION

# **SCHEDULE N**

**REQUIREMENTS FOR RESIDENTIAL 2  
(REFER CLAUSE 30.1.1)**

	GROUP HOUSING		FLATS	RETIREMENT VILLAGES	RESIDENTIAL BUILDINGS
	PUBLIC ROAD	PRIVATE ROAD / SERVITUDE			
ROAD	<ul style="list-style-type: none"> <li>Minimum road reserve width: 9,0m</li> <li>Minimum road surface width: 4,5m</li> <li>Road formation to meet requirement for Category D road</li> <li>Minimum slope of road: 0,5% (1:200)</li> <li>Cross fall of road <ul style="list-style-type: none"> <li>- Max: 3%</li> <li>- Min: 2%</li> </ul> </li> <li>Curb must have a minimum depth of 60mm for stormwater drainage</li> <li>Turning circles must be provided if length of road exceeds the depth of one stand and serves more than 4 stands</li> <li>No turning circle permitted if road exceeds 150m</li> <li>Road to be designed and construction supervised by Professional Engineer</li> <li>Road to be proclaimed</li> <li>Maintenance by Local Authority</li> </ul>	<ul style="list-style-type: none"> <li>A servitude for Municipal purposes (access and services) must be registered on the private road in favour of Council / The Right of Way must also be in favour of the Council for municipal services and access</li> <li>Width of private road / servitude <ul style="list-style-type: none"> <li>2 units: 5m</li> <li>4 units: 6m</li> <li>6 units: 7,5m</li> <li>8 units: 8m</li> <li>9+ units: 9m</li> </ul> </li> <li>Private road / right of way must have a permanent dust-free finish</li> <li>Council is permitted to set requirements on maintenance and stormwater drainage</li> <li>An information sign indicating a private road must be erected by the developer in accordance with the Road Traffic Act at the intersection of the private and public road</li> <li>Maintenance by resident's committee and contained as such in title deed</li> <li>Service yard for refuse at entrance</li> </ul>	N/A	As private road under group housing	N/A
BUILDING LINE	Street boundary: 3m		Street boundary: 8m	Street boundary: 3m	Street boundary: 8m
SIZE OF STANDS	No restriction		No restriction	No restriction	No restriction
ZONING	Residential 2		Residential 2	Residential 2	Residential 2
DENSITY	25 dwelling units / hectare (Refer also Schedule H)		N/A	40 units / hectare	N/A
COVERAGE	50%		See Table A	50%	See Table A
PARKING	Table A		Table A	Table A	Table A
ENDOWMENTS AND SERVICES	<ul style="list-style-type: none"> <li>As per township establishment</li> <li>Municipal services to be protected by servitudes</li> </ul>		Normal connection procedures	As per township establishment	Normal connection procedures

# **SCHEDULE 0**

## **COUNTRY ESTATE (REFER CLAUSE 1.26)**

### **THE NORTH WEST POLICY FOR THE ESTABLISHMENT OF COUNTRY ESTATES, PRIVATE RESORTS AND PUBLIC RESORTS IN TERMS OF THE DEVELOPMENT FACILITATION ACT, 1995 (ACT 67 OF 1995)**



# **SCHEDULE O**

## **COUNTRY ESTATE (Refer Clause 1.26)**

### **THE NORTH WEST POLICY FOR THE ESTABLISHMENT OF COUNTRY ESTATES, PRIVATE RESORTS AND PUBLIC RESORTS IN TERMS OF THE DEVELOPMENT FACILITATION ACT, 1995 (ACT 67 OF 1995)**

#### **INTRODUCTION**

There is a great need for country estates in North West Province. Country Estates should be situated in a nature-orientated area like game farms, next to mountains, rivers or dams. The aim of Country Estates should be to protect the nature and agricultural potential of the land. There is a great demand to occupy dwelling units on a permanent basis.

At this stage, there is no legislation applicable to establish this kind of development in North West Province. In Limpopo and Mpumalanga Province, this kind of development is established in terms of the Development Facilitation Act, Act 67 of 1995.

At this point in time private and public resorts are established in terms of the Physical Planning Act, Act 88 of 1967. This process is very long, especially the EIA process. The EIA procedure in terms of the DFA has specific time limits role players have to abide by which is the case for the Physical Planning Act. There is also failure in the provision of services like water, sewerage, etc.

Therefore the new procedure for applications for country estates, private and public resorts in North West Province will be in terms of the Development Facilitation Act, Chapter VI.

#### **DEFINITIONS**

*COUNTRY ESTATES* – To provide dwelling houses (non-permanent as well as permanent occupation) for full title or sectional title development – nature orientated – on agricultural land, state land or municipal land.

*PRIVATE RESORTS* – To provide dwelling units (non-permanent occupation) for sectional title development – nature orientated – on agricultural land, state land or municipal land.

*PUBLIC RESORTS* – To provide chalets, caravan park, camping, hotel, etc. (non-permanent occupation) and recreational facilities for public use nature orientated.

## **COUNTRY ESTATES**

### Characteristics of Country Estates:

- \* Country estates should be situated on game farms or nature orientated areas such as mountains, rivers and dams.
- \* Full title or sectional title.
- \* Dwelling units should be of the same architectural style.
- \* The dwelling units can be used for permanent or non-permanent residence.
- \* The property must be properly fenced.
- \* If it is a game farm, the dwelling units must be grouped on the farm, so that the agricultural potential of the farm minimise the negative impact of the development on agricultural land.

### Requirements:

#### Density:

- Game farms:
  - \* The residential development should be grouped and should cover only 10% of the total area of the farm.
  - \* Full title or sectional title leisure residential developments: maximum of 1,3 dwellings per any hectare of the development.
    - Maximum of 50 dwellings per 500ha farm.
    - Maximum of 75 dwellings per 1000ha farm.
    - Maximum of 100 dwellings per 2000ha farm.
- Rivers / dams (rivers and dams that are under the jurisdiction of Department of Water Affairs):
  - \* 30% of the riparian land must be kept as open space. (the 30% land must be concentrated in one part).
  - \* Riparian land must have a maximum density of 1 dwelling per 75-metre waterfront.
  - \* 1,3 dwellings per hectare away from the riparian land.
  - \* If the riparian land is less than 150 metres, no country estate development is required.
- Floor area ratio:
  - \* Game farms:
    - Maximum floor area for dwellings 500m<sup>2</sup> including outbuildings.
  - \* Rivers / dams:
    - Minimum floor area for dwelling 100m<sup>2</sup> and maximum floor area 500m<sup>2</sup>.
- Height:
  - \* Ground level plus one level
- Parking:
  - \* Leisure residential dwellings: 2 bays per dwelling

Additional requirements:

- \* Conditions of the Provincial Spatial Development Framework shall be complied with.
- \* Conditions of the Municipal Spatial Development Framework shall be complied with.
- \* Geotechnical report for the area that will be developed (10%)
- \* Environmental Impact Assessment if required by Department Agriculture Conservation Environment and Tourism.
- \* Services report compiled by a professional engineer or services agreements with the Local Municipality
- \* A Land Owner's Association must be formed in terms of Section 21 of the Companies Act , 1973 (Act 61 of 1973).
- \* The Land Owner's Association must compile a legal constitution to which all the land owners must adhere.
- \* Each of the newly formed portions must become a member and remain a member of the Land Owners Association constituted in terms of Section 21 of the Companies Act and may only be transferred to another member of the Land Owners Association or a person that undertakes to become a member of the Land Owners Association.
- \* All services should be installed by the developer and be maintained by the Land Owners Association. No Municipality will be responsible for the provision or maintenance of services.
- \* All services (water, sewerage, roads and refuse removal service) should be provided to the satisfaction of the Local Municipality.
- \* Site plan indicating the 1:100 year flood line as determined by a professional engineer or if the land is not subject to such flood lines, an indication by a professional engineer to such an effect.
- \* Outbuildings must be linked to the main dwellings.
- \* The same architectural style and building materials must be maintained for all dwellings.
- \* The property must function jointly as one unit.
- \* Fencing and / or screening of the site as and when required by the Local Municipality, shall be erected and maintained to the satisfaction of the Municipality.
- \* No internal fencing shall be allowed between the stands.
- \* Development parameters must be submitted to the Local Municipalities for approval.
- \* A site development plan shall, if required by the Local Municipality be drawn up to the satisfaction of the Local Municipality and submitted for their approval prior to any building plans being submitted to the Local Municipality. No buildings may be erected on the property before the site development plan has been approved. The whole development shall be in accordance with the approved development plan, provided that the plan may from time to time be amended with the written consent of the Local Municipality.
- \* The Local Municipality must approve all buildings plans.
- \* No building or structures and no facilities, which form part of the development, shall be erected or provided within the limits of any building line, which may be applicable, unless permission is given for the relaxation of the building line by the relevant authorities.
- \* The entrances to and exits from the property shall be to the satisfaction of the Local Municipality.

- \* The registered owner shall be responsible for the maintenance of the whole development on the property. If the Local Municipality is of the opinion that the property or any portion of the development is not satisfactorily maintained, such authority should be entitled to undertake such maintenance at the cost of the registered owner.
- \* The rights granted herewith or any part thereof as the Tribunal may decide will lapse if:
  - (1) Any of the conditions imposed, are not complied with within 60 days after the owner of the property has been informed in writing to comply with a certain condition or conditions.
  - (2) Any of the recreational facilities, which are provided for the resort in terms of these conditions, or any other arrangements as motivated in the application, are no longer accessible to the visitors to the resort.
- \* Only one application for full title or sectional title development per portion of a specific farm is allowed in a five year period.
- \* No further subdivision of the country estate will be allowed.
- \* The rights will lapse if not exercised within a period of two years from date of approval.
- \* The rights, after they have been exercised shall lapse if discontinued for a period of twenty four (24) consecutive months.
- \* Conditions proposed by various departments and parties and imposed by the tribunal shall be complied with before any rights may be exercised.

## **PRIVATE RESORTS**

### Characteristics:

- \* Private resorts should be situated on game farms or nature orientated areas such as mountains.
- \* Private resorts must have dwelling units of the same architectural style.
- \* Sectional title or share block schemes.
- \* The dwelling units cannot be used for permanent residence.
- \* The property must be properly fenced.
- \* If it is a game farm the dwelling units must be grouped on the farm, so that the agricultural potential of the farm minimise the negative impact on agricultural land.
- \* Private resorts must have a resort character, primary and secondary resort facilities must be provided.

### Requirements:

### Density:

- \* The density of the resort must be in accordance with the Departmental Parameters for Resorts.
- \* 30% of the riparian land must be kept as an open space.
- \* Riparian land has in addition a maximum density of 1 dwelling per 10 metre waterfront.
- \* Caravan stands: maximum of 30 stands per usable hectare for area identified as caravan park.

- \* Residential building: 1 residential building per premises. No restriction in number of rooms.
- Floor area ratio:
  - \* Maxim floor are for dwelling of 500m<sup>2</sup> including outbuildings
  - \* Maximum usable area of a caravan stand should be 120m<sup>2</sup>
- Height:
  - \* Ground level plus one level
- Parking:
  - \* Leisure residential dwellings: 2 bays per dwelling
  - \* Residential building: 1 bay per leasable room plus 6 bays per 100m<sup>2</sup> public area

Additional requirements:

- \* Primary and secondary facilities must be provided in accordance with the Department Parameters for Resorts.
- \* Conditions of the Provincial Spatial Development Framework shall be complied with.
- \* Conditions of the Municipal Spatial Development Framework shall be complied with.
- \* Geotechnical report for the area that will be developed.
- \* Environmental Impact Assessment must be done if required by Department Agriculture, Conservation, Environment and Tourism.
- \* A Land Owners Association must be formed in terms of Section 21 of the Companies Act, 1973 (Act 61 of 1973).
- \* The Land Owners Association must compile a legal constitution to which all the land owners must adhere.
- \* Each of the newly formed portions must become a member and remain a member of the Land Owners Association constituted in terms of Section 21 of the Companies Act and may only be transferred to another member of the Land Owners Association or a person that undertakes to become a member of the Land Owners Association.
- \* Services report compiled by a professional engineer or services agreement with the Local Municipality.
- \* All services should be installed by the developer and be maintained by the Land Owners Association. No Municipality will be responsible for the provision or maintenance of services.
- \* All services (water, sewerage, roads and refuse removal services) should be provided to the satisfaction of the Local Authority.
- \* Site plan indicating the 1:100 year flood line as determined by a professional engineer or if the land is not subject to such flood lines, an indication by a professional engineer to such an effect.
- \* Outbuildings must be linked to the main dwellings.
- \* The same architectural style and building materials must be maintained for all dwellings.
- \* Fencing and / or screening of the site as and when required by the Local Municipality, shall be erected and maintained to the satisfaction of the Municipality.
- \* No internal fencing shall be allowed between the stands.
- \* Development parameters must be submitted to the Local Municipalities for approval.
- \* The property must function jointly as one unit.

- \* The distance between the edge of any caravan stand and any dwelling or other permanent building must be a minimum of 10 metre.
- \* Ablution facilities: no facilities may be situated more than a distance of 100 metre from any caravan stand.
- \* Adherence to the requirements of the South African Bureau of Standards (Publication SABS 092/1971 – Code of Practice for Caravan Parks).
- \* A dwelling unit in a private resort may only be utilised for the purposes of a temporary overnight accommodation.
- \* Occupancy of a dwelling unit, or camping stand by any one occupant or caravan shall be limited to an aggregate of three (3) months in every twelve months.
- \* Non-residential facilities must be complementary and secondary to the resort and be restricted to the users of the resort, e.g. kiosk, restaurant. Utilisation of the associated conference facilities, restaurants and bars of a residential building by the outside public is subject to the consent of the Local Municipality.
- \* Personnel housing must be screened off from the resort development with appropriate landscaping.
- \* A site development plan shall, if required by the Local Municipality be drawn up to the satisfaction of the Local Municipality and submitted for their approval prior to any building plans being submitted to the Local Municipality. No buildings may be erected on the property before the site development plan has been approved. The whole development shall be in accordance with the approved development plan, provided that the plan may from time to time be amended with the written consent of the Local Municipality.
- \* The Local Municipality must approve all buildings plans.
- \* No building or structures and no facilities, which form part of the development, shall be erected or provided within the limits of any building line, which may be applicable, unless permission is given for the relaxation of the building line by the relevant authorities.
- \* The entrances to and exits from the property shall be to the satisfaction of the Local Municipality.
- \* The registered owner shall be responsible for the maintenance of the whole development on the property. If the Local Municipality is of the opinion that the property or any portion of the development is not satisfactorily maintained, such authority should be entitled to undertake such maintenance at the cost of the registered owner.
- \* Only one application for resort utilisation per portion of a specific farm is allowed – the further development of the remainder of the farm for the purpose of resort or leisure residential dwellings (sectional title or share block development) or residential building or other leisure residential development is not allowed.
- \* No further subdivision of the country estate will be allowed.
- \* The rights will lapse if not exercised within a period of two years from date of approval.
- \* The rights, after they have been exercised shall lapse if discontinued for a period of twenty four (24) consecutive months.
- \* Conditions proposed by various departments and parties and imposed by the tribunal shall be complied with before any rights may be exercised.

- \* The rights granted herewith or any part thereof as the Tribunal may decide will lapse if:
  - (1) Any of the conditions imposed, are not complied with within 60 days after the owner of the property has been informed in writing to comply with a certain condition or conditions.
  - (2) Any of the recreational facilities, which are provided for the resort in terms of these conditions, or any other arrangements as motivated in the application, are no longer accessible to the visitors to the resort.
- \* Only one application for full title or sectional title development per portion of a specific farm is allowed in a five year period.
- \* The rights will lapse if not exercised within a period of two years from date of approval.
- \* The rights, after they have been exercised shall lapse if discontinued for a period of twenty four (24) consecutive months.
- \* Conditions proposed by various departments and parties and imposed by the tribunal shall be complied with before any rights may be exercised.

## **PUBLIC RESORTS**

### Characteristics:

- \* Public resorts should be situated on game farms or nature orientated areas such as mountains, rivers or dams.
- \* Public resorts may not be used for permanent residents except by personnel.
- \* The property must be properly fenced.
- \* If it is a game farm the dwelling units must be grouped on the farm, so that the agricultural potential of the farm minimise the negative impact on agricultural land.
- \* Public resorts must have a resort character, primary and secondary resort facilities must be provided.
- \* The resort facility must be grouped in order to minimise the effect on the surrounding / remaining agricultural character.

### Requirements:

#### Density:

- \* The density of the resort must be in accordance with the Departmental Parameters for Resorts.
  - \* 30% of the riparian land must be kept as an open space.
  - \* Riparian land has in addition a maximum density of 1 dwelling per 10 metre waterfront.
  - \* Caravan stands: maximum of 30 stands per usable hectare for area identified as caravan park.
  - \* Residential building: 1 residential building per premises. No restriction in number of rooms.
- Floor area ratio:
- \* Minimum usable area of a caravan stand should be 120m<sup>2</sup>.



- Height:
  - \* Ground level plus one level
- Parking:
  - \* Residential building: 1 bay per leasable room plus 6 bays per 100m<sup>2</sup> public area

Additional requirements:

- \* Primary and secondary facilities must be provided in accordance with the Departmental Parameters for Resorts.
- \* Conditions of the Provincial Spatial Development Framework shall be complied with.
- \* Conditions of the Municipal Spatial Development Framework shall be complied with.
- \* Geotechnical report for the area that will be developed.
- \* Environmental Impact Assessment must be done if required by Department Agriculture, Conservation, Environment and Tourism.
- \* Services report compiled by a professional engineer or services agreement with the Local Municipality.
- \* All services should be installed by the developer and be maintained. No Municipality will be responsible for the provision or maintenance of services.
- \* All services (water, sewerage, roads and refuse removal service) should be provided to the satisfaction of the Local Municipality.
- \* Site plan indicating the 1:100 year flood line as determined by a professional engineer or if the land is not subject to such flood lines, an indication by a professional engineer to such an effect.
- \* The distance between the edge of any caravan stand and any dwelling or other permanent building must be a minimum of 10 metre.
- \* Ablution facilities: no facilities may be situated more than a distance of 100 metre from any caravan stand.
- \* Adherence to the requirements of the South African Bureau of Standards (Publication SABS 092/1971 – Code of Practice for Caravan Parks).
- \* A dwelling unit in a private resort may only be utilised for the purposes of a temporary overnight accommodation.
- \* Occupancy of a dwelling unit, or camping stand by any one occupant or caravan shall be limited to an aggregate of three (3) months in every twelve months.
- \* Non-residential facilities must be complementary and secondary to the resort and be restricted to the users of the resort, e.g. kiosk, restaurant. Utilisation of the associated conference facilities, restaurants and bars of a residential building by the outside public is subject to the consent of the Local Municipality.
- \* The same architectural style and building materials must be maintained for all buildings.
- \* The property must function jointly as one unit.
- \* Fencing and / or screening of the site as and when required by the Local Municipality, shall be erected and maintained to the satisfaction of the Municipality
- \* Personnel housing must be screened off from the resort development with appropriate landscaping.



- \* A site development plan shall, if required by the Local Municipality be drawn up to the satisfaction of the Local Municipality and submitted for their approval prior to any building plans being submitted to the Local Municipality. No buildings may be erected on the property before the site development plan has been approved. The whole development shall be in accordance with the approved development plan, provided that the plan may from time to time be amended with the written consent of the Local Municipality.
- \* The Local Municipality must approve all buildings plans.
- \* No building or structures and no facilities, which form part of the development, shall be erected or provided within the limits of any building line, which may be applicable, unless permission is given for the relaxation of the building line by the relevant authorities.
- \* The entrances to and exits from the property shall be to the satisfaction of the Local Municipality.
- \* The registered owner shall be responsible for the maintenance of the whole development on the property. If the Local Municipality is of the opinion that the property or any portion of the development is not satisfactorily maintained, such authority should be entitled to undertake such maintenance at the cost of the registered owner.
- \* Only one application for resort utilisation per portion of a specific farm is allowed – the further development of the remainder of the farm for the purpose of resort or leisure residential dwellings (sectional title or share block development) or residential building or other leisure residential development is not allowed.
- \* The rights granted herewith or any part thereof as the Tribunal may decide will lapse if:
  - (1) Any of the conditions imposed, are not complied with within 60 days after the owner of the property has been informed in writing to comply with a certain condition or conditions.
  - (2) Any of the recreational facilities, which are provided for the resort in terms of these conditions, or any other arrangements as motivated in the application, are no longer accessible to the visitors to the resort.
- \* The rights will lapse if not exercised within a period of two years from date of approval.
- \* The rights, after they have been exercised shall lapse if discontinued for a period of twenty four (24) consecutive months.
- \* Conditions proposed by various departments and parties and imposed by the tribunal shall be complied with before any rights may be exercised.

## **GENERAL**

Applications for Country Estates, Private Resorts and Public Resorts may only be submitted on land that is not earmarked for Prime Agricultural land and other protected or undeveloped areas earmarked in terms of the North West Spatial Development Framework or Zoning Plan.

The applications must comply with Municipal Development Frameworks and Municipal Land Use Schemes, if applicable.

Before the application for Country Estates is submitted in terms of the DFA, pre-discussions must be held with the Designated Officer, Department of Agriculture, Department Agriculture, Conservation, Environment and Tourism, Department of Water Affairs and the Local Municipality.

The applications for private and public resorts must be compiled in accordance with the Departmental Parameters for Resorts.

For full title leisure residential dwellings (country estates), township establishment procedures must be followed in terms of either the Ordinance or DFA.

Only persons suitably qualified or authorized to apply should submit applications for country estates, private resorts and public resorts.

# **SCHEDULE P**

## **LIQUOR ENTERPRISE (REFER CLAUSE 41.1.1)**

**PROPERTIES WITHIN THE VARIOUS USE ZONES WHICH  
MAY BE UTILISED FOR THE PURPOSES OF A  
“LIQUOR ENTERPRISE” AS DETERMINED IN TERMS OF  
CLAUSE 1.83 ON THE FIXED DATE**

## **SCHEDULE P**

### **LIQUOR ENTERPRISES (REFER CLAUSE 41.1.1)**

PROPERTY DESCRIPTION			ZONING	TYPE OF LIQUOR LICENSE ISSUED IN TERMS OF CHAPTER 8 OF THE LIQUOR ACT, 1989 (ACT 27 OF 1989)
TOWNSHIP / FARM / AGRICULTURAL HOLDING	ERF / PORTION / HOLDING NUMBER	PORTION OF		
ADAMAYVIEW	125	1	SPECIAL	SPECIAL - LIQUOR (OFF-CONSUMPTION)
ALABAMA	17		RESIDENTIAL 1	LIQUOR STORE
ALABAMA EXTENSION 2	1884		SPECIAL	SPECIAL LIQUOR (OTHER)
BRAKPAN 251-IP	12	PORTION	PRIME AGRICULTURAL	SORGHUM BEER (OFF-CONSUMPTION)
BRAKSPRUIT 370-IP	38	PORTION	AGRICULTURAL	LIQUOR STORE
BRAKSPRUIT 370-IP	38	PORTION	AGRICULTURAL	SORGHUM BEER (OFF-CONSUMPTION)
BRAKSPRUIT 370-IP	38		AGRICULTURAL	SPECIAL LIQUOR (OTHER)
DAWKINSVILLE	179		BUSINESS 2	LIQUOR STORE
DOMINIONVILLE	52		SPECIAL	SORGHUM BEER (OFF-CONSUMPTION)
DORINGKRUIN	238	1	BUSINESS 2	LIQUOR STORE
ELANDSHEUVEL	140		BUSINESS 2	SORGHUM BEER (OFF-CONSUMPTION)
ELANDSHEUVEL 402-IP	548		AGRICULTURAL	SPECIAL LIQUOR (OTHER)
ELLATON	1057	REMAINDER	BUSINESS2	LIQUOR STORE
FLAMWOOD	1298		BUSINESS 2	SPECIAL - LIQUOR (OFF-CONSUMPTION)
FLIMIEDA	548		BUSINESS 2	SPECIAL - LIQUOR (OFF-CONSUMPTION)
FLIMIEDA	548		BUSINESS 2	LIQUOR STORE
HARTBEESFONTEIN	29	PORTION	BUSINESS 1	LIQUOR STORE
HARTBEESFONTEIN	3		BUSINESS 2	LIQUOR STORE
HARTBEESFONTEIN	399		BUSINESS 1	LIQUOR STORE
HARTBEESFONTEIN EXTENSION 1	57		RESIDENTIAL 1	SORGHUM BEER (OFF-CONSUMPTION)
HARTBEESTFONTEIN 297-IP	459		BUSINESS 1	SORGHUM BEER (ON CONSUMPTION)
JOUBERTON EXTENSION 10	8682		RESIDENTIAL 1	LIQUOR STORE
JOUBERTON EXTENSION 11	13210		RESIDENTIAL 1	LIQUOR STORE
JOUBERTON EXTENSION 12	7048		SPECIAL	LIQUOR STORE
JOUBERTON EXTENSION 16	16953		BUSINESS 2	LIQUOR STORE
JOUBERTON EXTENSION 2	144		RESIDENTIAL 1	SORGHUM BEER (OFF-CONSUMPTION)
JOUBERTON EXTENSION 2	148		BUSINESS 1	LIQUOR STORE
JOUBERTON EXTENSION 2	2505		BUSINESS 2	LIQUOR STORE
JOUBERTON EXTENSION 2	2512		BUSINESS 2	LIQUOR STORE
JOUBERTON EXTENSION 2	26		RESIDENTIAL 1	SPECIAL - LIQUOR (OFF-CONSUMPTION)
JOUBERTON EXTENSION 2	517		RESIDENTIAL 1	LIQUOR STORE
JOUBERTON EXTENSION 2	571		RESIDENTIAL 1	LIQUOR STORE
JOUBERTON EXTENSION 2	9		RESIDENTIAL 1	LIQUOR STORE
JOUBERTON EXTENSION 20	20057		BUSINESS 2	LIQUOR STORE
JOUBERTON EXTENSION 5	4757		BUSINESS 2	LIQUOR STORE
JOUBERTON EXTENSION 7	2829		RESIDENTIAL 1	SORGHUM BEER (OFF-CONSUMPTION)
KAFFERSKRAAL 243-IP	6		AGRICULTURAL	SORGHUM BEER (OFF-CONSUMPTION)
KAFFERSKRAAL 400-IP	118		AGRICULTURAL	SORGHUM BEER (OFF CONSUMPTION)
KAFFERSKRAAL 400-IP	7		AGRICULTURAL	SPECIAL LIQUOR (OTHER)
KANANA	1519		BUSINESS 2	LIQUOR STORE
KANANA	1520		BUSINESS 2	LIQUOR STORE
KANANA	1521		BUSINESS 2	LIQUOR STORE
KANANA	1592		BUSINESS 2	SPECIAL - LIQUOR (OFF-CONSUMPTION)
KANANA EXTENSION 10	10871		BUSINESS 2	LIQUOR STORE
KANANA EXTENSION 2	2596		BUSINESS 2	LIQUOR STORE
KANANA EXTENSION 4	3787		BUSINESS 2	LIQUOR STORE
KANANA EXTENSION 4	4159		BUSINESS 2	LIQUOR STORE
KANANA EXTENSION 6	15996		RESIDENTIAL 1	LIQUOR STORE
KHUMA	1604		RESIDENTIAL 1	LIQUOR STORE
KHUMA	1843		BUSINESS 2	LIQUOR STORE
KHUMA	1848		RESIDENTIAL 1	LIQUOR STORE
KHUMA	695		BUSINESS 2	LIQUOR STORE
KHUMA	998		RESIDENTIAL 1	LIQUOR STORE
KHUMA EXTENSION 4	4905		RESIDENTIAL 1	LIQUOR STORE
KHUMA EXTENSION 6	5447		RESIDENTIAL 1	LIQUOR STORE

## **SCHEDULE P**

### **LIQUOR ENTERPRISES (REFER CLAUSE 41.1.1)**

PROPERTY DESCRIPTION			ZONING	TYPE OF LIQUOR LICENSE ISSUED IN TERMS OF CHAPTER 8 OF THE LIQUOR ACT, 1989 (ACT 27 OF 1989)
TOWNSHIP / FARM / AGRICULTURAL HOLDING	ERF / PORTION / HOLDING NUMBER	PORTION OF		
KHUMA EXTENSION 6	6547		RESIDENTIAL 1	LIQUOR STORE
KHUMA EXTENSION 8	5387		RESIDENTIAL 1	LIQUOR STORE
KHUMA EXTENSION 9	6839		RESIDENTIAL 1	LIQUOR STORE
KLERKINDUSTRIA	1430		BUSINESS 2	SPECIAL LIQUOR (OTHER)
KLERKINDUSTRIA	1459	REMAINDER	BUSINESS 1	LIQUOR STORE
KLERKINDUSTRIA	1991	3	INDUSTRIAL 2	SPECIAL LIQUOR (OTHER)
KLERKSDORP	1946		SPECIAL	SPECIAL - LIQUOR (OFF-CONSUMPTION)
KLERKSDORP	2098		BUSINESS 1	SPECIAL LIQUOR (OTHER)
KLERKSDORP	51	3	SPECIAL	SPECIAL - LIQUOR (OFF CONSUMPTION)
KLERKSDORP	737		BUSINESS 1	LIQUOR STORE
KLERKSDORP	905	REMAINDER	BUSINESS 1	SPECIAL - LIQUOR (OFF-CONSUMPTION)
KLERKSDORP EXTENSION 3	1914	REMAINDER	BUSINESS 1	LIQUOR STORE
KLERKSDORP EXTENSION 33	2151	REMAINDER	BUSINESS 2	LIQUOR STORE
KLERKSDORP EXTENSION 5	1677	REMAINDER	SPECIAL	LIQUOR STORE
LA HOFF	809		BUSINESS 1	LIQUOR STORE
MAHEMSVLEI 365-IP	6		HIGH POTENTIAL / UNIQUE AGRICULTURAL	SORGHUM BEER (OFF-CONSUMPTION)
MEIRINGSPARK	282		BUSINESS2	SPECIAL - LIQUOR (OFF-CONSUMPTION)
MEIRINGSPARK	34		SPECIAL	SPECIAL - LIQUOR (ACCOMMODATION)
MEIRINGSPARK	429		BUSINESS 2	LIQUOR STORE
NESERHOF	425		BUSINESS 2	LIQUOR STORE
ORKNEY	1125	6	BUSINESS 2	LIQUOR STORE
ORKNEY	1290		PRIVATE OPEN SPACE	SPECIAL LIQUOR (OTHER)
ORKNEY	1499		BUSINESS 2	SORGHUM BEER (OFF-CONSUMPTION)
ORKNEY	1919		RESIDENTIAL 1	SPECIAL LIQUOR (OTHER)
ORKNEY	2862		BUSINESS 2	LIQUOR STORE
ORKNEY	3426		BUSINESS 1	LIQUOR STORE
ORKNEY GOLF PARK	3428		BUSINESS 2	LIQUOR STORE
ORKNEYPARK	31	10	SPECIAL	LIQUOR STORE
PALMIETFontein 403-IP	24		AGRICULTURAL	SORGHUM BEER (OFF-CONSUMPTION)
PALMIETFontein 430-IP	63		BUSINESS 2	SPECIAL LIQUOR (OTHER)
RANDLES PARK	317		BUSINESS 2	LIQUOR STORE
SONGLOED	230		BUSINESS 2	SPECIAL - LIQUOR (OFF CONUMPTION)
STILFontein	103		SPECIAL	LIQUOR STORE
STILFontein	247		RESIDENTIAL 1	SPECIAL LIQUOR (OTHER)
STILFontein	264		SPECIAL	SPECIAL LIQUOR (OTHER)
STILFontein	3642	2	BUSINESS 1	LIQUOR STORE
STILFontein EXTENSION 4	1991		SPECIAL	SPECIAL - LIQUOR (OFF-CONSUMPTION)
STILFontein EXTENSION 4	2520		BUSINESS 2	SPECIAL - LIQUOR (OFF-CONSUMPTION)
STILFontein EXTENSION 5	3597		INDUSTRIAL 1	SORGHUM BEER (OFF-CONSUMPTION)
STRATHMORE 436-IP	9		SPECIAL	LIQUOR STORE
TIGANE	312		RESIDENTIAL 1	SPECIAL - LIQUOR (OFF-CONSUMPTION)
TIGANE EXTENSION 3	1098		BUSINESS 2	LIQUOR STORE
TIGANE EXTENSION 3	1466		RESIDENTIAL 1	LIQUOR STORE
TOWNLAND OF KLERKSDORP 424-IP	333		SPECIAL	SPECIAL - LIQUOR (OFF CONSUMPTION)
TOWNLANDS OF KLERKSDORP 424-IP	447	REMAINDER	BUSINESS 1	LIQUOR STORE
TOWNLANDS OF KLERKSDORP 424-IP	447	REMAINDER	BUSINESS 1	SPECIAL LIQUOR
TOWNLANDS OF KLERKSDORP 424-IP	466	PORTION OF REMAINDER	SPECIAL	SPECIAL LIQUOR (OTHER)
TOWNLANDS OF KLERKSDORP 424-IP	535		BUSINESS 1	LIQUOR STORE
TOWNLANDS OF KLERKSDORP 424-IP	573		SPECIAL	SPECIAL LIQUOR (OTHER)
URANIAVILLE	1		SPECIAL	LIQUOR STORE
URANIAVILLE	2		INDUSTRIAL 2	SPECIAL - LIQUOR (OFF-CONSUMPTION)
URANIAVILLE	372		BUSINESS 1	LIQUOR STORE
URANIAVILLE	374		INDUSTRIAL 2	LIQUOR STORE
URANIAVILLE	59		SPECIAL	SPECIAL LIQUOR (OTHER)
URANIAVILLE	60		INDUSTRIAL 2	SPECIAL LIQUOR (OTHER)
URANIAVILLE	61		INDUSTRIAL 2	SPECIAL LIQUOR (OTHER)
URANIAVILLE	62		INDUSTRIAL 2	SPECIAL LIQUOR (OTHER)
URANIAVILLE	63		INDUSTRIAL 2	SPECIAL LIQUOR (OTHER)

## **SCHEDULE P**

### **LIQUOR ENTERPRISES (REFER CLAUSE 41.1.1)**

PROPERTY DESCRIPTION			ZONING	TYPE OF LIQUOR LICENSE ISSUED IN TERMS OF CHAPTER 8 OF THE LIQUOR ACT, 1989 (ACT 27 OF 1989)
TOWNSHIP / FARM / AGRICULTURAL HOLDING	ERF / PORTION / HOLDING NUMBER	PORTION OF		
URANIAVILLE	64		INDUSTRIAL 2	SPECIAL LIQUOR (OTHER)
URANIAVILLE	93		INDUSTRIAL 2	SPECIAL LIQUOR (OTHER)
URANIAVILLE	94		INDUSTRIAL 2	SPECIAL LIQUOR (OTHER)
URANIAVILLE	95		INDUSTRIAL 2	SPECIAL LIQUOR (OTHER)
URANIAVILLE	96		INDUSTRIAL 2	SPECIAL LIQUOR (OTHER)
URANIAVILLE	97		INDUSTRIAL 2	SPECIAL LIQUOR (OTHER)
URANIAVILLE	98		MUNICIPAL	SPECIAL LIQUOR (OTHER)
VAALKOP 439-IP	3	PORTION	MINING & QUARRYING	LIQUOR STORE
VOORSPOED 366-IP	1		AGRICULTURAL	SORGHUM BEER (OFF-CONSUMPTION)
WELGEGUND 390-IP	4		AGRICULTURAL	SORGHUM BEER (OFF-CONSUMPTION)
WILKOPPIES	154		SPECIAL	LIQUOR STORE
WOLWERAND 425-IP	7		AGRICULTURAL	SPECIAL LIQUOR (OTHER)
YZERSPRUIT 113-HP	17		AGRICULTURAL	LIQUOR STORE

**LIQUOR ENTERPRISES  
(REFER CLAUSE 41.1.1)**

[illegible]

# **SCHEDULE Q**

## **TAVERNS (REFER CLAUSE 42.1.1)**

**PROPERTIES WITHIN THE VARIOUS USE ZONES WHICH  
MAY BE UTILISED FOR THE PURPOSES OF A  
“TAVERN” AS DETERMINED IN TERMS OF CLAUSE 1.149  
ON THE FIXED DATE**



## **SCHEDULE Q**

### **TAVERNS (REFER CLAUSE 42.1.1)**

PROPERTY DESCRIPTION			ZONING	TYPE OF LIQUOR LICENSE ISSUED IN TERMS OF THE LIQUOR ACT, 1989 (ACT 27 OF 1989)
TOWNSHIP / FARM / AGRICULTURAL HOLDING	ERF / PORTION / HOLDING NUMBER	PORTION OF		
ALABAMA	106		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
ALABAMA EXTENSION 1	518		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
ALABAMA EXTENSION 2	1684		SPECIAL	SPECIAL - LIQUOR TAVERN
ALABAMA EXTENSION 2	442		RESIDENTIAL 2	SPECIAL - LIQUOR TAVERN
BRAKPAN 251-IP	12		PRIME AGRICULTURAL	SPECIAL - LIQUOR TAVERN
BRAKSPRUIT 370-IP	38		AGRICULTURAL	SPECIAL - LIQUOR TAVERN
BRAKSPRUIT 37-IP	37		AGRICULTURAL	SPECIAL - LIQUOR TAVERN
BUFFELSFONTEIN 443-IP	12		AGRICULTURAL	SPECIAL - LIQUOR TAVERN
ELANDSHEUVEL 402-IP	167	REMAINDER	AGRICULTURAL	SPECIAL - LIQUOR TAVERN
ELLATON	136		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
ELLATON	1408	1	BUSINESS 2	SPECIAL - LIQUOR TAVERN
FLAMWOOD	653	1	SPECIAL	SPECIAL - LIQUOR TAVERN
FLIMIEDA	528		SPECIAL	SPECIAL - LIQUOR TAVERN
FREEMANVILLE	195		BUSINESS 2	SPECIAL - LIQUOR TAVERN
FREEMANVILLE	95		BUSINESS 2	SPECIAL - LIQUOR TAVERN
GOEDGEVONDEN 356-IP	20		AGRICULTURAL	SPECIAL - LIQUOR TAVERN
HARTBEESFONTEIN EXTENSION 5	261		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
HARTBEESFONTEIN EXTENSION 5	262		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON	1019		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON	1936		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON	659		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 1	5529		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 1	8732	1	BUSINESS 2	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 1	9792		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 10	4997		BUSINESS 2	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 10	5105		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 10	5453		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 10	5989		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 10	6103		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 11	13492		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 11	13552		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 11	23179		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 12	1225		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 12	6352		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 12	6787		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 13	14170		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 13	14997		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 13	15002		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 14	15246		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 14	15251		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 14	15527		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 15	16004		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 16	1661		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 16	16631		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 17	17464		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 19	19612		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN

## **SCHEDULE Q**

### **TAVERNS (REFER CLAUSE 42.1.1)**

PROPERTY DESCRIPTION			ZONING	TYPE OF LIQUOR LICENSE ISSUED IN TERMS OF THE LIQUOR ACT, 1989 (ACT 27 OF 1989)
TOWNSHIP / FARM / AGRICULTURAL HOLDING	ERF / PORTION / HOLDING NUMBER	PORTION OF		
JOUBERTON EXTENSION 2	1018		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 2	102		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 2	10701		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 2	1252		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 2	1483		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 2	1491		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 2	1515		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 2	1610		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 2	1674		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 2	1687		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 2	183		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 2	1886		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 2	209		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 2	2096		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 2	2534		BUSINESS 2	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 2	294		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 2	307		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 2	364		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 2	467		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 2	479		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 2	485		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 2	594		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 2	62		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 2	8		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 2	829		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 2	868		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 2	941		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 2	987		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 22	22002		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 4	11770		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 5	10700		BUSINESS 2	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 5	11869		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 6	10848		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 7	2876		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 7	3206		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 7	3455		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 7	3480		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 7	3501		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 7	3512		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 7	3624		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 7	3720		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
JOUBERTON EXTENSION 7	4082		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KAFFERSKRAAL 400-IP	144		AGRICULTURAL	SPECIAL - LIQUOR TAVERN
KAFFERSKRAAL 400-IP	152		SPECIAL	SPECIAL - LIQUOR TAVERN
KAFFERSKRAAL 400-IP	38		AGRICULTURAL	SPECIAL - LIQUOR TAVERN
KAFFERSKRAAL 400-IP	38		MINING & QUARRYING	SPECIAL - LIQUOR TAVERN
KAFFERSKRAAL 400-IP	48	PORTION	SPECIAL	SPECIAL - LIQUOR TAVERN

**SCHEDULE Q**  
**TAVERNS (REFER CLAUSE 42.1.1)**

PROPERTY DESCRIPTION			ZONING	TYPE OF LIQUOR LICENSE ISSUED IN TERMS OF THE LIQUOR ACT, 1989 (ACT 27 OF 1989)
TOWNSHIP / FARM / AGRICULTURAL HOLDING	ERF / PORTION / HOLDING NUMBER	PORTION OF		
KAFFERSKRAAL 400-IP	48		MINING & QUARRYING	SPECIAL - LIQUOR TAVERN
KAFFERSKRAAL 400-IP	97		AGRICULTURAL	SPECIAL - LIQUOR TAVERN
KANANA	1110		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KANANA	1169		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KANANA	1185		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KANANA	1420		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KANANA	1990		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KANANA	2140		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KANANA	447		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KANANA	480		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KANANA	505		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KANANA	678		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KANANA	700		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KANANA	805		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KANANA	852		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KANANA	88		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KANANA	932		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KANANA	969		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KANANA EXTENSION 1	2517		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KANANA EXTENSION 1	2586		BUSINESS 2	SPECIAL - LIQUOR TAVERN
KANANA EXTENSION 10	10595		BUSINESS 2	SPECIAL - LIQUOR TAVERN
KANANA EXTENSION 10	10857		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KANANA EXTENSION 10	11214		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KANANA EXTENSION 11	11852		SPECIAL	SPECIAL - LIQUOR TAVERN
KANANA EXTENSION 13	20185		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KANANA EXTENSION 2	2905		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KANANA EXTENSION 3	4501		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KANANA EXTENSION 4	3267		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KANANA EXTENSION 4	3392		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KANANA EXTENSION 4	4108		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KANANA EXTENSION 6	15941		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KANANA EXTENSION 6	16013		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KANANA EXTENSION 6	16882		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KANANA EXTENSION 6	18104		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KHUMA	1070		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KHUMA	1253		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KHUMA	161		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KHUMA	164		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KHUMA	206		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KHUMA	2120		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KHUMA	2197		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KHUMA	2207		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KHUMA	2259		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KHUMA	2284		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KHUMA	2380		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KHUMA	2408		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KHUMA	445		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KHUMA	663		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KHUMA	876		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN

**SCHEDULE Q**  
**TAVERNS (REFER CLAUSE 42.1.1)**

PROPERTY DESCRIPTION			ZONING	TYPE OF LIQUOR LICENSE ISSUED IN TERMS OF THE LIQUOR ACT, 1989 (ACT 27 OF 1989)
TOWNSHIP / FARM / AGRICULTURAL HOLDING	ERF / PORTION / HOLDING NUMBER	PORTION OF		
KHUMA EXTENSION 1	3149		BUSINESS 2	SPECIAL - LIQUOR TAVERN
KHUMA EXTENSION 1	7706		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KHUMA EXTENSION 3	3967		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KHUMA EXTENSION 5	5037		RESIDENTIAL 6	SPECIAL - LIQUOR TAVERN
KHUMA EXTENSION 6	5183		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KHUMA EXTENSION 6	5242		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KHUMA EXTENSION 6	6021		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KHUMA EXTENSION 8	511		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KHUMA EXTENSION 9	6373		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KHUMA EXTENSION 9	6875		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KHUMA EXTENSION 9	7413		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
KLERKSDORP	1914	REMAINDER	BUSINESS 1	SPECIAL - LIQUOR TAVERN
KLERKSDORP	1920	1	SPECIAL	SPECIAL - LIQUOR TAVERN
KLERKSDORP	2043		BUSINESS 1	SPECIAL - LIQUOR TAVERN
KLERKSDORP	2047	REMAINDER	RESIDENTIAL 2	SPECIAL - LIQUOR TAVERN
KLERKSDORP	2048		BUSINESS 1	SPECIAL - LIQUOR TAVERN
KLERKSDORP	2131		BUSINESS 1	SPECIAL - LIQUOR TAVERN
KLERKSDORP	463		BUSINESS 1	SPECIAL - LIQUOR TAVERN
KLERKSDORP	530		BUSINESS 2	SPECIAL - LIQUOR TAVERN
KLERKSDORP	835		BUSINESS 1	SPECIAL - LIQUOR TAVERN
KLERKSDORP EXTENSION 3	1914	REMAINDER	BUSINESS 1	SPECIAL - LIQUOR TAVERN
MODDERFONTEIN 440-IP	4		MINING	SPECIAL - LIQUOR TAVERN
NOOITGEDACHT 429-IP	3	REMAINDER	AGRICULTURAL	SPECIAL - LIQUOR TAVERN
NOOITGEDACHT 434-IP	169		MINING & QUARRYING	SPECIAL - LIQUOR TAVERN
ORKNEY	2157	1	PRIVATE OPEN SPACE	SPECIAL - LIQUOR TAVERN
ORKNEY	2157	111	BUSINESS 2	SPECIAL - LIQUOR TAVERN
ORKNEY	3513		SPECIAL	SPECIAL - LIQUOR TAVERN
ORKNEY	3516		SPECIAL	SPECIAL - LIQUOR TAVERN
PAARDEPLAATS 265-IP	1	REMAINDER	AGRICULTURAL	SPECIAL - LIQUOR TAVERN
REEBOKFONTEIN 393-IP	31		PRIME AGRICULTURAL	SPECIAL - LIQUOR TAVERN
RHENOSTERSPRUIT 326-IP	6		AGRICULTURAL	SPECIAL - LIQUOR TAVERN
RIETKUIL 397-IP	26		AGRICULTURAL	SPECIAL - LIQUOR TAVERN
RIETKUIL 414-IP	REMAINDER		MINING & QUARRYING	SPECIAL - LIQUOR TAVERN
STILFONTEIN	1141	REMAINDER	RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
STILFONTEIN	1584		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
STILFONTEIN	1591		BUSINESS 2	SPECIAL - LIQUOR TAVERN
STILFONTEIN 408-IP	102		AGRICULTURAL	SPECIAL - LIQUOR TAVERN
STILFONTEIN EXTENSION 3	5947		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
STILFONTEIN EXTENSION 8	5153		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
STILFONTEIN EXTENSION 8	5205		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
STRATHMORE 436-IP	9		SPECIAL	SPECIAL - LIQUOR TAVERN
TIGANE	1098		BUSINESS 2	SPECIAL - LIQUOR TAVERN
TIGANE	1320		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
TIGANE	28		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
TIGANE	415		BUSINESS 2	SPECIAL - LIQUOR TAVERN
TIGANE EXTENSION 1	599		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
TIGANE EXTENSION 2	1646 & 1647		BUSINESS 2	SPECIAL - LIQUOR TAVERN

**SCHEDULE Q**

**TAVERNS (REFER CLAUSE 42.1.1)**

PROPERTY DESCRIPTION			ZONING	TYPE OF LIQUOR LICENSE ISSUED IN TERMS OF THE LIQUOR ACT, 1989 (ACT 27 OF 1989)
TOWNSHIP / FARM / AGRICULTURAL HOLDING	ERF / PORTION / HOLDING NUMBER	PORTION OF		
TIGANE EXTENSION 3	1568		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
TOWNLANDS OF KLERKSDORP 424-IP	508		PRIVATE OPEN SPACE	SPECIAL - LIQUOR TAVERN
WILKOPPIES	2316		SPECIAL	SPECIAL - LIQUOR TAVERN
WILKOPPIES	48		RESIDENTIAL 1	SPECIAL - LIQUOR TAVERN
WILKOPPIES AGRICULTURAL HOLDINGS	618		SPECIAL	SPECIAL - LIQUOR TAVERN
WITKOP 348-IP	52		SPECIAL	SPECIAL - LIQUOR TAVERN
WOLVERANT 425-IP	9	PORTION	AGRICULTURAL	SPECIAL - LIQUOR TAVERN

**TAVERNS**  
**(REFER CLAUSE 42.1.1)**

[illegible]

**UNIT NAME: KLERKSDORP**

JOUBERTON EXTENSION	NUMBER OF RESIDENTIAL ERVEN	WATER			SEWER		ROADS(km)			SUBSIDY HOUSES BUILT				
		METERED ERVEN	UNMETERED ERVEN	STAND PIPES	STANDS WITH SEWER CONNECTION	BUCKET SYSTEM	TARRED	PAVED	GRAVEL	APPLICATIONS APPROVED	PROJECT LINKED	INDIVIDUAL	IDT CONSOLI- DATION	ERVEN AVAILABLE FOR DEVELOPMENT
1	2889	2200	689		2889		14.14		13.95	193	119			2969
2	2482	2214	268		2482		11.52	0.99	1.23	13	7			2469
3	404	403	1		404		2.27		1.92					404
4	111	112			111		0.84							111
5	167	164	3		96	71	1.65	0.24	1.77					166
6	1510	1001	509		1510		13.4	0.6						1510
7	1902	1897	5		1902		2.5	0.3	13.96	502		215	252	1400
8	186	196				186	0.36	0.15	1.23					186
9	374	370	4		374		0.28	0.47	4.38	358	272			16
10	1362	1367			1362		1.7	0.77	6.54	1333				29
11	1015	1119			1015		1.9		7.2	768	737	188		247
12	1506	1513			1506		1.5		10.89	748	1133			758
13	1063	1063			1603		0.9		8.65	985	521		125	78
14	539	533	6		539		0.99		7.02	5	6			534
15	731	732				731			8.26					731
16	943	942	1		200	742			13.33					943
17	1000	992	8			1000			12.63					1000
18	191	194				191	1.17		0.88	189	151			2
19	1278	1248	30			1278	1.7		14.07					1278
20	991	700	291			991			15.09					991
21	820		820			820			12.35					820
22	1326	1231				1326			17.69					1326
23	1185													1185
Proper	2186													2186
<b>TOTAL JOUBERTON</b>	26161	20191	1141		15993	7336	58.82	3.52	163.04	5094	2946	403	377	21066

**UNIT NAME: KLERKSDORP**

KLERKSDORP EXTENSION	NUMBER OF RESIDENTIAL ERVEN	WATER			SEWER		ROADS(km)			SUBSIDYHOUSES BUILT				
		METERED ERVEN	UNMETERED ERVEN	STAND PIPES	STANDS WITH SEWER CONNECTION	BUCKET SYSTEM	TARRED	PAVED	GRAVEL	APPLICATIONS APPROVED	PROJECT LINKED	INDIVIDUAL	IDT CONSOLI- DATION	ERVEN AVAILABLE FOR DEVELOPMENT
La Hoff	1138	1138			1138		28.61		0.44					
Elandia	222	222			222		7.2		0.22					
Neserhof	468	468			468		14.79		0.19					
Ellaton	989	989			758		14.11		8.07					
Songloed	214	214			214		8.66							
Ou Dorp	279	279			279		6.97		0.48					
Campbell	43	43			43		1.29							
Flamwood	1311	13311			1311		35.18							
Uraniaville	0	0			0		13.55							
Flimieda	574	574			574		13.74	0.1						
Wilkeville	187	187			187		6.5							
Wilkoppies	1339	1339			1339		41.65	0.42	4.04					
Freemanville	382	3382			382		15.2							
Roosheuvel	401	401			401		12.6							
Elandsheuvel	157	157			157		4.35							
Collerville	77	77			77		1.44							
Randlespark	908	908			908		10.88		1.19					
Pienaarsdorp	60	60			60		3.44							
Dawkinsville	175	175			175		3.2							
Meiringspark	787	787			787		23.33		0.09					
Declerqville	215	215			215		5.85							
Doringkruin	864	864			864		17.22	3.05	1.4					
Elandsheuvel 424 IP	37	37					6.98		1.48					
Alabama	1613	1613			1613		22.66		5.27					
Manzilpark	684	684			215		8.29							
Klerksdorp	328	328			328		17.03							
Davan	383	383			383		1.08							
Adamayview	12	12			12		12.2							
New Town	42	42			42		14.4							
Wilkoppies Landb. H	70	70			40		15.59		2.53					
<b>TOTAL KLERKSDORP</b>	13959				13192		387.99	3.57	25.4					



## Klerksdorp Land Use Management Scheme - 2005

## Annexures

Annexure No	Property Description			Use Zone	Sheet	Additional Rights and / or Restrictions applicable to the property
	Township / Farm / Agricultural Holding	Erf / Portion / Holding Number	Portion of			
1	ELANDSHEUVEL 402-IP	483		SPECIAL	D4	1. The property shall only be used for the purposes of service industries, light industries, contractor yards, workshops, public garage (filling station, panel beating and spray painting activities excluded) commercial uses, shops, offices and service enterprises as well as other uses with the special consent of the Local Authority.  2. Coverage: * Portion 1 of Erf 1457: 50% * Erf 1197: 60% * Erf 1206: 60% * Erf 1205: 60% * Erf 1253: 60% * Erf 1290: 60% * Erf 1219: 60% * Erf 1349: 60% * Portion 18 of Erf 1961: 60%  3. Height: * Portion 1 Erf 1457: 2 storeys * Erf 1197: 2 storeys * Erf 1206: 2 storeys * Erf 1205: 1 storey * Erf 1253: 2 storeys * Erf 1290: 1 storey * Erf 1291: 1 storey * Erf 1349: 1 storey * Portion of Erf 1961: 1 storey
	ELLATON	15		SPECIAL	D20	
	ELLATON	16		SPECIAL	D20	
	ELLATON	17		SPECIAL	D20	
	ELLATON	18		SPECIAL	D20	
	ELLATON	19		SPECIAL	D20	
	ELLATON	20		SPECIAL	D20	
	KLERKSDORP	1189		SPECIAL	D4	
	KLERKSDORP	1190		SPECIAL	D4	
	KLERKSDORP	1191		SPECIAL	D4	
	KLERKSDORP	1197		SPECIAL	D4	
	KLERKSDORP	1205		SPECIAL	D4	
	KLERKSDORP	1206		SPECIAL	D4	
	KLERKSDORP	1209	1	SPECIAL	D4	
	KLERKSDORP	1219	REMAINDER	SPECIAL	D4	
	KLERKSDORP	1220		SPECIAL	D4	
	KLERKSDORP	1222		SPECIAL	D4	
	KLERKSDORP	1224		SPECIAL	D4	
	KLERKSDORP	1250		SPECIAL	D4	
	KLERKSDORP	1253		SPECIAL	D4	
	KLERKSDORP	1254		SPECIAL	D4	
	KLERKSDORP	1258		SPECIAL	D4	
	KLERKSDORP	1259		SPECIAL	D4	
	KLERKSDORP	1262		SPECIAL	D4	
	KLERKSDORP	1263		SPECIAL	D4	
	KLERKSDORP	1265		SPECIAL	D4	
	KLERKSDORP	1266		SPECIAL	D4	
	KLERKSDORP	1267		SPECIAL	D4	
	KLERKSDORP	1268		SPECIAL	D4	
	KLERKSDORP	1269		SPECIAL	D4	
	KLERKSDORP	1270		SPECIAL	D4	
	KLERKSDORP	1273	REMAINDER	SPECIAL	D4	
	KLERKSDORP	1282		SPECIAL	D4	
	KLERKSDORP	1284		SPECIAL	D4	
	KLERKSDORP	1285		SPECIAL	D4	
	KLERKSDORP	1288		SPECIAL	D4	
	KLERKSDORP	1289		SPECIAL	D4	
	KLERKSDORP	1290		SPECIAL	D4	
	KLERKSDORP	1291		SPECIAL	D4	
	KLERKSDORP	1299		SPECIAL	D4	
	KLERKSDORP	1310		SPECIAL	D4	
	KLERKSDORP	1321		SPECIAL	D4	
	KLERKSDORP	1324		SPECIAL	D4	
	KLERKSDORP	1327	1	SPECIAL	D4	
	KLERKSDORP	1349		SPECIAL	D4	
	KLERKSDORP	1350		SPECIAL	D4	
	KLERKSDORP	1920	1	SPECIAL	D4	
	KLERKSDORP	1961	6	SPECIAL	D4	
	KLERKSDORP	1961	18	SPECIAL	D4	
	KLERKSDORP	1961	4	SPECIAL	D4	
	KLERKSDORP	1963		SPECIAL	D4	
	KLERKSDORP	1965		SPECIAL	D4	
	KLERKSDORP	2002		SPECIAL	D4	
KLERKSDORP	2014		SPECIAL	D4		
KLERKSDORP	2070		SPECIAL	D4		
KLERKSDORP	2141		SPECIAL	D4		
KLERKSDORP EXTENSION 1	1457	10	SPECIAL	D12		
KLERKSDORP EXTENSION 1	1457	3	SPECIAL	D12		
KLERKSDORP EXTENSION 1	1457	11	SPECIAL	D12		
KLERKSDORP EXTENSION 1	1457	4	SPECIAL	D12		
KLERKSDORP EXTENSION 1	1457	8	SPECIAL	D12		
KLERKSDORP EXTENSION 1	1457	9	SPECIAL	D12		
KLERKSDORP EXTENSION 1	1457	2	SPECIAL	D12		
KLERKSDORP EXTENSION 1	1457	7	SPECIAL	D12		
KLERKSDORP EXTENSION 1	1457	1	SPECIAL	D12		
KLERKSDORP EXTENSION 1	1457	6	SPECIAL	D12		
KLERKSDORP EXTENSION 1	1457	5	SPECIAL	D12		
KLERKSDORP EXTENSION 16	2122	REMAINDER	SPECIAL	D12		
KLERKSDORP EXTENSION 16	2122	2	SPECIAL	D12		
KLERKSDORP EXTENSION 16	2122	1	SPECIAL	D12		
KLERKSDORP	2177	PORTION OF	SPECIAL	D4		
2	KLERKSDORP	1932	PORTIONS 2 AND 3	RESIDENTIAL 2	D3	1. Density: Six (6) dwelling units per erf.
3	TOWNLANDS OF KLERKSDORP 424-IP	541	PORTION	SPECIAL	D3	1. The erf shall only be used for the purposes of a motel, place of refreshment, service enterprise, shops and other uses with the special consent of the Local Authority. 2. Coverage: 50% 3. Height: 2 storeys 4. Area 65m x 55m

## Annexures

[illegible]

# Klerksdorp Land Use Management Scheme - 2005

## Annexures

Annexure No	Property Description			Use Zone	Sheet	Additional Rights and / or Restrictions applicable to the property
	Township / Farm / Agricultural Holding	Erf / Portion / Holding Number	Portion of			
27	MEIRINGSPARK	34		SPECIAL	D3	1. The property shall only be used for the purposes of a guest house, restaurant, conference facilities as well as a dwelling house. 2. Coverage: 50% 3. Height: 2 storeys
28	FREEMANVILLE	47		BUSINESS 2	D3	1. The property shall only be used for the purposes of shops, offices and purposes incidental thereto as well as other purposes with the special consent of the Local Authority. 2. Coverage: 70%
29	FLAMWOOD	132		BUSINESS 2	D4	1. The property may also be used for the purposes of a place of instruction. 2. With the special consent of the Local Authority the concerned property may be used for other purposes. 3. Coverage: 70% 4. Height: 2 storeys
30	FLAMWOOD	24		SPECIAL	D4	1. The property shall only be used for the purpose of a dwelling house, professional offices, doctor consulting rooms and a light restaurant (coffee shop) as well as other purposes with the special consent of the Local Authority. 2. Coverage: 50% 3. Height: 2 storeys
31	KLERKSDORP	7	2	SPECIAL	D12	1. The property shall only be used for the purpose of institution, professional offices and administrative offices, retail trade sales of art works of students as well as uses in connection with the main uses with the special consent of the Local Authority. 2. Height: 2 storeys 3. Coverage: 50%
32	ELANDSHEUVEL 402-IP	312		SPECIAL	D4	1. The property shall only be used for the purpose of a dwelling house, professional offices, a centre for the installation and reparation of television- and satellite sets, as well as other purposes with the special consent of the Local Authority. 2. Coverage: 50% 3. Height: 2 storeys
33	WILKOPPIES EXTENSION 18	961		SPECIAL	D4	1. The property shall only be used for the purpose of a dwelling house, professional offices, medical consulting rooms, shops, service enterprises, guest house, place of refreshment as well as other uses with the special consent of the Local Authority. 2. Coverage: 50% 3. Height: 2 storeys
34	ELANDSHEUVEL 402-IP ELANDSHEUVEL 402-IP ELANDSHEUVEL 402-IP	189 832 240	REMAINDER PORTION	SPECIAL SPECIAL SPECIAL	D4 D4 D4	1. The property shall only be used for the purpose of a dwelling house, service enterprise, shops, place of refreshment, professional offices as well as other purposes with the special consent of the Local Authority. 2. Coverage: 70% 3. Height: 1 storey
35	ELANDSHEUVEL 402-IP	540	REMAINDER	SPECIAL	B76	1. The property shall only be utilised for the purposes of a nursery, place of refreshment, shops, service enterprise as well as other uses with the special consent of the Local Authority.
36	WILKOPPIES EXTENSION 4	448		SPECIAL	D4	1. The property shall only be used for the purpose of a dwelling house office. 2. The property may also be used for other purposes with the special consent of the Local Authority. 3. Coverage: 50% 4. Height: 1 storey
37	ALABAMA EXTENSION 2	1902		INSTITUTIONAL	D10	1. With the special consent of the Local Authority the concerned erf may be used for other purposes.
38	ELANDSHEUVEL 490-IP	1		SPECIAL	D4	1. The property shall only be used for the purposes of service enterprise, offices and a workshop (repairs of caravans), caravan stands and purposes incidental to the fore-mentioned uses and other uses with the special consent of the Local Authority.
39	TOWNLANDS OF KLERKSDORP 424-IP	453		SPECIAL	D12	1. The property shall only be used for the purpose of light workshops, public garage (filling station, panel beating and spray painting activities excluded) and other uses in relation directly to and complementary to the main use as well as other purposes with the special consent of the Local Authority. 2. Coverage: 50% 3. Height: 1 storey
40	ADAMAYVIEW	434	9	SPECIAL	D4	1. The erf shall only be used for the purpose of a dwelling house office as well as residential uses and with the special consent of the Local Authority other permitted uses.
41	JOUBERTON JOUBERTON EXTENSION 9	5667 12191		BUSINESS 2 BUSINESS 2	D11 D10	1. Coverage: 70%
42	WILKOPPIES	145	REMAINDER	SPECIAL	D4	1. The property shall only be used for the purposes of medical uses (orthopaedic centre), medical consulting rooms, offices, a dwelling house, as well as other purposes in relation directly to and complementary to the main use with the special consent of the Local Authority. 2. Height: 2 storeys 3. Coverage: 60%
43	WILKOPPIES	2268	PORTION	SPECIAL	D4	1. The erf shall be used solely for the purposes of a guesthouse, conference facilities, professional offices and a dwelling house.
44	ALABAMA ALABAMA EXTENSION 2 WILKOPPIES EXTENSION 18 WILKOPPIES EXTENSION 4	724 1742 913 542		SPECIAL SPECIAL SPECIAL SPECIAL	D10 D10 B76 D4	1. The erf shall only be used for the purpose of medical consulting rooms and purposes incidental thereto as well as other uses with the special consent of the Local Authority.
45	WILKOPPIES EXTENSION 26	2381		SPECIAL	D4	1. The erf shall only be used for the purposes of offices, medical consulting rooms, conference facilities as well as other uses with the special consent of the Local Authority. 2. Gross leasable floor area: 2050 square metres 3. Height: 2 storeys 4. Coverage: 70%
46	LA HOFF	842		SPECIAL	B76	1. The erf may only be used for the purposes of residential uses and professional offices (assessors office) as well as other uses with the special consent of the Local Authority. 2. Height: 2 storeys 3. Coverage: 40%
47	KLERKSDORP EXTENSION 10	1704	1	SPECIAL	D4	1. The property shall only be used for the purposes of a diving school shop, coffee shop, place of refreshment as well as other purposes with the special consent of the Local Authority. 2. Coverage: 70% 3. Height: 2 storeys
48	WILKOPPIES EXTENSION 21	978		BUSINESS 1	D4	1. The property may be used for the purposes of a tea garden, nursery, guest house as well as other uses with the special consent of the Local Authority. 2. Coverage: 70% 3. Height: 2 storeys
49	WILKOPPIES EXTENSION 4	459		SPECIAL	D4	1. The erf may only be used for residential-, office- and service enterprise uses, as well as other related uses with the special consent of the Local Authority. 2. Height: 2 storeys 3. Coverage: 50%
50	FLAMWOOD	305	1	BUSINESS 2	D4	1. Total floor area: 1400 square metres 2. Height: 2 storeys
51	WILKOPPIES AGRICULTURAL HOLDINGS	38	PORTION	SPECIAL	D4	1. This portion of the property shall only be used for the purposes of a bird and pet park, dog parlour, pet shop, place of refreshment, nursery, the selling of gardening equipment and purposes incidental to the fore-mentioned as well as a dwelling house and any further uses with the special consent of the Local Authority. 2. Gross leasable floor area: 500 square metres
52	ADAMAYVIEW	168		SPECIAL	D4	1. The property shall only be used for the purposes of service industries, light industries, office, shop, commercial uses, service enterprise and other uses with the special consent of the Local Authority. 2. Coverage: 70%
53	WILKOPPIES EXTENSION 4	450		SPECIAL	D4	1. The erf shall only be used for the purposes of a dwelling house, home enterprise (hair salon) service enterprise and other uses with the special consent of the Local Authority. 2. Coverage: 70% 3. Height: 2 storeys
54	FLAMWOOD	528		SPECIAL	D4	1. The erf shall only be used for residential uses, service enterprise, place of refreshment and other uses with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 2 storeys

# Klerksdorp Land Use Management Scheme - 2005

## Annexures

Annexure No	Property Description			Use Zone	Sheet	Additional Rights and / or Restrictions applicable to the property
	Township / Farm / Agricultural Holding	Erf / Portion / Holding Number	Portion of			
55	FLAMWOOD	36		SPECIAL	D4	1. The erf may be used for residential purposes, offices and medical consulting rooms as well as other related uses with the special consent of the Local Authority. 2. Coverage: 50% 3. Height: 2 storeys
56	FLAMWOOD EXTENSION 1	526		SPECIAL	D4	1. The property shall only be used for the purpose of a dwelling house, professional offices (marketing and advertising purposes) exhibition area for related products and items considered to be in relation directly to and complementary to the main uses as well as other purposes with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 1 storey
57	WILKOPPIES EXTENSION 4	425		BUSINESS 2	D4	1. The erf may also be used for the purposes of a place of amusement as well as a nursery.
58	ELANDSHEUVEL 402-IP	179	PORTION OF REMAINDER	SPECIAL	D4	1. The property may only be used for the purposes of a place of refreshment and purposes incidental thereto.
59	ELANDSHEUVEL 402-IP	245		SPECIAL	D4	1. The property shall only be used for the purposes of a shop (furniture and artworks), coffee shop, professional offices as well as other purposes with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 1 storey
60	ELANDSHEUVEL 402-IP FLAMWOOD KLERKSDORP EXTENSION 15 WILKOPPIES EXTENSION 4	481 253 1728 431		SPECIAL SPECIAL SPECIAL SPECIAL	D4 D4 D4 D4	1. The property shall only be used for the purposes of a dwelling house, professional offices as well as other purposes with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 2 storeys
61	ELANDSHEUVEL 402-IP	206		SPECIAL	D4	1. The property shall only be used for the purposes of a bicycle shop and for purposes incidental to the above-mentioned as well as any further uses with the special consent of the Local Authority: Provided that only a single use shall be permitted at any given time. 2. Height: 2 storeys 3. Coverage: 50%
62	ADAMAYVIEW	456		SPECIAL	D4	1. The property shall only be used for the purposes of a guesthouse, conference facility, professional offices as well as other uses with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 2 storeys
63	KLERKSDORP EXTENSION 15	1738		SPECIAL	D4	1. The property may only be used for the purpose of a business as well as residential uses and other uses with the special consent of the Local Authority.
64	TOWNLANDS OF KLERKSDORP 424-IP	561		BUSINESS 1	D4	1. The property may also be used for the purposes of a service industries.
65	KLERKSDORP EXTENSION 33 KLERKSDORP EXTENSION 33	2150 2151	REMAINDER	SPECIAL BUSINESS 1	D4 D4	1. The property may only be utilised for the purposes of a place of refreshment and drive-thru restaurant and purposes incidental thereto. 2. The registered owner of the erf shall erect a physical barrier consisting of a 2m high brick or concrete wall, or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Public Works and Roads, North West Province before or during development of the erf along the boundary thereof abutting on Provincial Road P3-5 as well as the south-eastern and eastern boundaries thereof and shall maintain such barrier in good order and repair.
66	KLERKSDORP EXTENSION 33	2151	3	BUSINESS 1	D4	1. The registered owner of the erf shall erect a physical barrier consisting of a 2m high brick or concrete wall, or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Public Works and Roads, North West Province, before or during development of the erf along the boundary thereof abutting on Provincial Road P3-5 and shall maintain such barrier in good order and repair.
67	WILKOPPIES	2380	PORTION	SPECIAL	D4	1. The property shall be used for the purpose of parking and other uses with the special consent of the Local Authority.
68	JOUBERTON EXTENSION 10	5348		BUSINESS 1	D11	1. The erf may also be utilised for the purposes of service industries. 2. Coverage: 60% 3. Height: 2 storeys
70	ADAMAYVIEW	175		SPECIAL	D4	1. The property shall only be used for the purposes of "Business 1" purposes, light service industries, dwelling units, as well as other purposes with the consent of the Local Authority. 2. Coverage: 60% 3. Height: 2 storeys
72	JOUBERTON EXTENSION 17	18317		PUBLIC OPEN SPACE	D18	1. The registered owner of the erf shall erect a physical barrier consisting of a 1,3m high wire fence, or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Transport, Roads and Public Works, North West Province before or during development of the erf along the boundary thereof abutting on Provincial Road P192-1 and shall maintain such fence in good order and repair: Provided that if the said road has not yet been declared, the relevant physical barrier shall be erected within a period of six (6) months after declaration of such road.
73	KLERKSDORP EXTENSION 34 KLERKSDORP EXTENSION 34 KLERKSDORP EXTENSION 34 KLERKSDORP EXTENSION 34 KLERKSDORP EXTENSION 34 KLERKSDORP EXTENSION 34	2154 2154 2154 2154 2154 2154	1 2 3 4 5 REMAINDER	BUSINESS 1 BUSINESS 1 BUSINESS 1 BUSINESS 1 BUSINESS 1 BUSINESS 1	D4 D4 D4 D4 D4 D4	1. The erf may also be utilised for the purposes of a service industry. 2. With the special consent of the Local Authority the erf may be utilised for other purposes.
74	WILKOPPIES EXTENSION 4	454		SPECIAL	D4	1. The property shall only be used for the purposes of a dwelling house, professional offices, training centre as well as other purposes with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 2 storeys
75	ELANDSHEUVEL 402-IP FLAMWOOD	480 77		SPECIAL SPECIAL	D4 D4	1. The property shall only be used for the purposes of shops and offices as well as other uses with the special consent of the Local Authority.
76	KLERKSDORP EXTENSION 11	1713		SPECIAL	D4	1. The property shall only be used for the purposes of a dwelling house, service enterprises, shops, professional offices, a light service workshop as well as other purposes with the special consent of the Local Authority. 2. Height: 2 storeys 3. Coverage: 60%
77	FLAMWOOD FREEMANVILLE	25 131		SPECIAL SPECIAL	D4 D3	1. The property shall only be used for the purposes of offices and a dwelling house as well as other uses with the special consent of the Local Authority. 2. Coverage: 50% 3. Height: 1 storey
78	KLERKSDORP KLERKSDORP EXTENSION 3 WILKOPPIES EXTENSION 4 WILKOPPIES EXTENSION 4	1918 1465 428 433	20	SPECIAL SPECIAL SPECIAL SPECIAL	D12 D4 & D12 D4 D4	1. The property shall only be used for the purposes of offices, service enterprise and other uses with the special consent of the Local Authority. 2. Coverage: 50% 3. Height: 2 storeys
79	KLERKSDORP EXTENSION 8 TOWNLANDS OF KLERKSDORP 424-IP WILKOPPIES EXTENSION 15 WILKOPPIES EXTENSION 15 WILKOPPIES EXTENSION 15 WILKOPPIES EXTENSION 43 WILKOPPIES EXTENSION 43 WILKOPPIES EXTENSION 43 WILKOPPIES EXTENSION 43 WILKOPPIES EXTENSION 43 WILKOPPIES EXTENSION 43 WILKOPPIES EXTENSION 43 WILKOPPIES EXTENSION 43 WILKOPPIES EXTENSION 43 WILKOPPIES EXTENSION 43 WILKOPPIES EXTENSION 43 WILKOPPIES EXTENSION 43 WILKOPPIES EXTENSION 43	1621 492 1051 1051 1051 2408 2408 2408 2408 2408 2408 2408 2408 2408 2408 2408 2408 2408	REMAINDER REMAINDER REMAINDER 1 2 5 4 1 3 6 8 9 10 11 7	RESIDENTIAL 2 RESIDENTIAL 2 RESIDENTIAL 2 RESIDENTIAL 2 RESIDENTIAL 2 RESIDENTIAL 2 RESIDENTIAL 2 RESIDENTIAL 2 RESIDENTIAL 2 RESIDENTIAL 2 RESIDENTIAL 2 RESIDENTIAL 2 RESIDENTIAL 2 RESIDENTIAL 2 RESIDENTIAL 2 RESIDENTIAL 2 RESIDENTIAL 2	D4 D4 B76 B76 B76 B76 B76 B76 B76 B76 B76 B76 B76 B76 B76 B76 B76	1. The property may also be utilised for other uses with the special consent of the Local Authority.

# Klerksdorp Land Use Management Scheme - 2005

## Annexures

Annexure No	Property Description			Use Zone	Sheet	Additional Rights and / or Restrictions applicable to the property
	Township / Farm / Agricultural Holding	Erf / Portion / Holding Number	Portion of			
80	TOWNLANDS OF KLERKSDORP 424-IP	569		BUSINESS 1	D4	1. The property may also be utilised for the purposes of commercial uses.
81	FREEMANVILLE	74		SPECIAL	D3	1. The erf and the buildings erected thereon or to be erected thereon, shall be used solely for funeral parlours and offices and with the special consent of the Local Authority any other use. 2. Height: 2 storeys 3. Coverage: 50%
82	ELANDSHEUVEL 402-IP	628		BUSINESS 1	D4	1. The property may also be utilised for the purposes of service industries, motor vehicle showrooms and motor vehicle workshops.
84	FLAMWOOD	3		SPECIAL	D4	1. The property may only be used for the purpose of a dwelling house, shops, service enterprises, professional offices as well as other uses with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 2 storeys
85	FLAMWOOD WILKOPPIES EXTENSION 4 WILKOPPIES EXTENSION 4	74 435 436		SPECIAL SPECIAL SPECIAL	D4 D4 D4	1. The property shall only be used for the purposes of a dwelling house, service enterprises, shops, professional offices as well as other purposes with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 2 storeys
86	WILKOPPIES EXTENSION 43	2409		SPECIAL	B76	1. The erf shall only be used for the purposes of a private road and access purposes.
87	WILKOPPIES EXTENSION 4	527		SPECIAL	D4	1. The property shall only be used for the purposes of a dwelling house, professional offices, medical consulting rooms, shops as well as other purposes with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 1 storey
88	FLAMWOOD	167		SPECIAL	D4	1. The property shall only be used for the purposes of offices, medical consulting rooms, five (5) dwelling units as well as other uses with the special consent of the Local Authority.
89	KLERKSDORP EXTENSION 11	1715		SPECIAL	D4	1. The property shall only be used for the purposes of shops as well as other uses with the special consent of the Local Authority.
90	FLAMWOOD	93	3	SPECIAL	D4	1. The property may only be used for the purposes of a nursery, two (2) dwelling units as well as a light restaurant / tea garden and other uses with the special consent of the Local Authority. 2. Coverage: 70%
91	FLIMIEDA	396		SPECIAL	D4	1. The erf shall only be used for a dwelling house, service enterprise, shops and other uses with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 1 storey
92	FLAMWOOD WILKOPPIES EXTENSION 4	158 458		SPECIAL SPECIAL	D4 D4	1. The property shall only be used for the purposes of a dwelling house, professional offices, medical consulting rooms, shops, service enterprises as well as other purposes with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 1 storey
93	WILKOPPIES EXTENSION 18	964		SPECIAL	D4	1. The property may only be used for the purposes of professional offices, service enterprise and other uses with the special consent of the Local Authority. 2. Coverage: 70% 3. Height: 2 storeys
94	WILKOPPIES	21	REMAINDER	SPECIAL	D4	1. The property shall only be used for the purposes of a place of instruction, place of refreshment, service enterprise, medical consulting rooms as well as other uses with the special consent of the Local Authority.
95	FLAMWOOD	134		SPECIAL	D4	1. The property shall only be used for the purposes of professional offices, service enterprise, shops as well as other purposes with the special consent of the Local Authority. 2. Coverage: 70% 3. Height: 2 storeys
96	FLAMWOOD	171		SPECIAL	D4	1. The property shall only be used for the purposes of shops, offices, places of refreshment as well as other uses with the special consent of the Local Authority.
97	FLAMWOOD EXTENSION 2	653		SPECIAL	D4	1. The property shall only be used for the purposes of a guest house, light restaurant, conference facility, professional offices as well as other purposes with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 2 storeys
98	WILKOPPIES EXTENSION 33	2375		INSTITUTIONAL	D4	1. The erven may also be used for the purposes of offices. 2. Coverage: 70% 3. Height: 2 storeys
99	WILKOPPIES EXTENSION 18	951		BUSINESS 2	D4	1. The erf may also be used for the purposes of other uses with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 2 storeys
100	WILKOPPIES EXTENSION 4	403		BUSINESS 2	D4	1. The erf may also be used for the purposes of service enterprises and offices. 2. Coverage: 70% 3. Height: 2 storeys
101	WITKOP 438-IP	47		SPECIAL	D36 & D37	1. The right of free and unrestricted access to Portion 47 (or any later subdivisions thereof) along the existing or new access routes over Orkney Vaal Holiday Resort. 2. The owner and / or his successor in title is obliged to without any compensation for the installation of existing or future services (that includes but is not restricted to sewerage-, stormwater drainage, water or electricity reticulation) to allow over Portion 47 (or any later subdivisions thereof) in such a position that would be reasonably and the most beneficial as well as the right of access to Portion 47 (as well as any later subdivisions thereof) for above-mentioned purposes. 3. The property shall only be used for the following purposes: i. Dwelling units, dwelling houses, residential buildings, caravan stands and or mobile homes and or tents. ii. Communal ablution facilities. iii. Separate ablution facilities for caravan stands only with the consent of both the Local Authority and the owner and or the management of the ground. iv. Related recreational facilities. v. The construction of permanent structures and or buildings over and on the caravan stands will only be granted with the consent of both the Local Authority and or the management of the ground. The applicant will be liable for all costs to provide and upgrade of all internal and external services. (a) Coverage: 70% of area of lease hold terrain (b) Height: 1 storey vi. Existing parking area must be maintained as such at all times. vii. Any caravan stands, mobile homes and or tents shall be phased out over such period as the determined by the Local Authority. 4. Parking: As Table A in the Town Planning Scheme. 5. No permanent buildings or structures shall be erected under the 1286,1m contour line (height above sea level) (1:100 year floodline). The Local Authority will be indemnified of any claim for damage or compensation of whatever nature in the case of floodwater of any nature and includes existing structures and buildings. 6. Building line: The building line restrictions area of one (1) metre alongside any two 92) boundaries excluding a street boundary of the said lease hold must be maintained. 7. With the special consent of the Local Authority the above-mentioned requirements may be altered, extended or relaxed.
102	ELANDSHEUVEL 402-IP	221	PORTION OF THE REMAINDER	SPECIAL	D4	1. The property shall only be used for the purposes of offices and for purposes incidental to the fore-mentioned as well as any further uses with the special consent of the Local Authority. Provided that only a single use shall be permitted of the property at any given time. 2. Height: 2 storeys 3. Coverage: 60%
103	MEIRINGSPARK EXTENSION 8 MEIRINGSPARK EXTENSION 8	995 996		SPECIAL SPECIAL	D3 & D11 D3 & D11	1. Erf 995 be used for casino and related uses including places of amusement and places of refreshment including an amusement arcade and video games, crèche, craft market, go-carts, adventure gold, ten-pin bowling, automatic teller machines, restaurants, fast foods, public bars, shops, a hotel, conference centre, the necessary parking and security facilities and advertising signs / display boards. 2. Coverage: 40% 3. Height: 3 storeys, provided that the internal height (floor to ceiling) of the gambling floor shall not exceed 12,0 metres. 4. Building lines: In accordance with the Klerksdorp Town Planning Scheme. 5. Parking: 695 public parking bays and 40 staff parking bays shall be provided for the whole scheme, provided that should this parking prove to be inadequate within the first six months of the completion of the full development on the site, the Local Authority may request further parking to be provided by the developer. General:

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Annexure No	Property Description			Use Zone	Sheet	Additional Rights and / or Restrictions applicable to the property
	Township / Farm / Agricultural Holding	Erf / Portion / Holding Number	Portion of			
						<p>6. A site development plan, drawn to a scale of 1:200 or such other scale as may be approved by the Local Authority, shall be submitted in respect of a proposed development to the Local</p> <ul style="list-style-type: none"> <li>* the siting, height and coverage of all buildings and structures;</li> <li>* open spaces, children's play grounds, enclosed walls and landscaping;</li> <li>* entrances and exits from the erf and also internal traffic systems and parking bays;</li> <li>* building restriction areas;</li> <li>* typical elevational treatment of all the buildings;</li> <li>* subdivisional lines if the property of all the buildings;</li> <li>* development phases where development will occur in phases;</li> <li>* the layout of engineering services;</li> <li>* any other such information as considered necessary the Council;</li> <li>* the "line of no access" along the southern boundary of the township; and</li> <li>* a table indicating the floor area used up by each of the following main uses</li> </ul> <p>7. Maxim floor area permitted for the following land use:</p> <p>Casino - 5000 square metres</p> <p>Places of amusement and places of refreshment - 1000 square metres</p> <p>Shops - 750 square metres</p> <p>Hotel - 5500 square metres</p> <p>Restaurant / fast foods / bars, etc. - 2500 square metres</p> <p>Conference centre - 1250 square metres</p> <p>Maxim floor area available for development - 14640 square metres</p> <p>8. Erf 996 shall be used for parking, landscaping, advertising signage and display boards.</p> <p>9. General: The development of this erf shall be controlled by a site development plan approved by the Local Authority.</p>
104	WILKOPPIES	255	1	SPECIAL	D4	<p>1. The property shall only be used for the purpose of a dwelling house, medical consulting rooms, professional offices as well as other purposes with the special consent of the Local Authority.</p> <p>2. Coverage: 60%</p> <p>3. Height: 1 storey</p>
105	KLERKSDORP EXTENSION 8	1653		RESIDENTIAL 2	D4	<p>1. Density: three (3) additional dwelling units.</p> <p>2. Height: 2 storeys</p>
106	ADAMAYVIEW	172		BUSINESS 1	D4	<p>1. Coverage: 70%</p> <p>2. Height: 2 storeys</p>
107	WILKOPPIES	154		SPECIAL	D4	<p>1. The property shall only be used for the purpose of service enterprises, shops, medical consulting rooms, professional offices as well as other purposes with the special consent of the Local Authority.</p> <p>2. Coverage: 70%</p> <p>3. Height: 1 storey</p>
108	WILKOPPIES AGRICULTURAL HOLDINGS	29		SPECIAL	D4	<p>1. The property shall only be used for the purposes of residential buildings, places of instruction and related purposes with the special consent of the Local Authority.</p> <p>2. Coverage: 50%</p> <p>3. Height: 2 storeys</p>
109	ELANDSHEUVEL 402-IP	402		BUSINESS 2	D4	<p>1. The property shall only be used for the purposes of a light service industry (a centre for the installation and reparation of television- and satellite sets) as well as other purposes with the special consent of the Local Authority.</p> <p>2. Coverage: 60%</p> <p>3. Height: 2 storeys</p>
110	FLAMWOOD	2	REMAINDER	BUSINESS 2	D4	<p>1. Coverage: 70%</p> <p>2. Height: 2 storeys</p>
111	FLAMWOOD	122		BUSINESS 2	D4	<p>1. The property shall only be used for other purposes with the special consent of the Local Authority.</p> <p>2. Coverage: 60%</p> <p>3. Height: 2 storeys</p>
112	FLAMWOOD	245		BUSINESS 2	D4	<p>1. Coverage: 80%</p> <p>2. Height: 2 storeys</p>
113	WILKOPPIES	2377	PORTION	SPECIAL	D4	<p>1. The erf shall only be used for the purpose of medical consulting rooms.</p> <p>2. Coverage: 40%</p> <p>3. Height: 1 storey</p>
114	WILKOPPIES	2377	PORTION	SPECIAL	D4	<p>1. The erf shall only be used for the purposes of medical consulting rooms and offices as well as other uses with the special consent of the Local Authority.</p> <p>2. Gross leasable floor area: 1 487 square metres</p>
115	WILKOPPIES	2377	PORTION	SPECIAL	D4	<p>1. The erf shall only be used for the purposes of a medical institution and purposes incidental thereto.</p> <p>2. Coverage: 60%</p> <p>3. Effective, paved parking spaces, together with the necessary manoeuvring area, shall be provided on the erf to the satisfaction of the Local Authority I the ration of 0,7 parking spaces to one bed.</p> <p>4. All refuse shall be disposed of in such manner and to the satisfaction of the Local Authority so that no smell or smoke is emitted.</p> <p>5. Height: 3 storeys</p>
116	MEIRINGSPARK EXTENSION 1	428		BUSINESS 2	D3	<p>1. The erf shall only be used for the purposes of shops, service enterprises and dwelling units, excluding a café, greengrocer, take-away meals, butchery and bottle store.</p> <p>2. Height: 3 storeys</p> <p>3. Gross leasable shop-, office and service enterprise floor area: 560 square metres</p> <p>4. The shop-, office- and service enterprise rights shall only be exercised on the ground floor.</p>
117	ELANDSHEUVEL 402-IP	443		SPECIAL	D4	<p>1. The property shall only be used for the purpose of offices.</p> <p>2. Height: 6 storeys</p>
118	KLERKSDORP	1203		SPECIAL	D4	<p>1. The erf shall only be used for the purposes of an institution and offices.</p>
119	KLERKSDORP	1199		SPECIAL	D4	<p>1. The erf shall only be used for the purpose of a restaurant.</p> <p>2. Coverage: 25%</p>
120	UITKOMSDAL AGRICULTURAL HOLDINGS	2		SPECIAL	D20	<p>1. The property shall only be used for the purposes of a general dealer (selling of pre-manufactured structures, garden equipment and irrigation equipment), light workshops, service industries, commercial purposes as well as shops and offices directly related to the above-mentioned purposes.</p> <p>2. Area of business building: 200 square metres</p>
121	ELANDSHEUVEL 402-IP	565		SPECIAL	B76	<p>1. The property shall only be used for the purposes of a nursery, a general dealer (trading in pets, plants, gardening equipment and related articles), a place of refreshment, a dwelling house as well as for purposes related to the above-mentioned uses.</p> <p>2. Gross leasable floor area for general dealer and place of refreshment: 800 square metres</p>
122	WILKOPPIES AGRICULTURAL HOLDINGS	14		SPECIAL	D4	<p>1. The property shall only be used for the purposes of a nursery, retail sales of garden equipment / accessories and exhibit space for lapas.</p> <p>2. Gross leasable floor area for retail sales of garden equipment / accessories: 100 square metres</p>
123	ELLATON ELLATON ELLATON ELLATON ELLATON ELLATON ELLATON ELLATON ELLATON	1066 1067 1068 1069 1070 1071 1072 1073 1074		SPECIAL SPECIAL SPECIAL SPECIAL SPECIAL SPECIAL SPECIAL SPECIAL SPECIAL	D20 D20 D20 D20 D20 D20 D20 D20 D20	<p>1. The erven shall only be used for the purposes of shops, service enterprises, non-noxious repair workshops and other related uses with the special consent of the Local Authority.</p> <p>2. Height: 3 storeys</p>

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	ELLATON	1075		SPECIAL	D20	
	ELLATON	1076		SPECIAL	D20	
	ELLATON	1077		SPECIAL	D20	
124	ELLATON	1075		BUSINESS 2	D20	1. Height: 3 storeys
	ELLATON	1077	PORTION	RESIDENTIAL 2	D20	
125	KLERKSDORP EXTENSION 30	2093		SPECIAL	D12	1. The erf shall only be used for the purposes of medical- and professional offices, excluding the ground floor which can be used for shops and offices with the special consent of the Local Authority. 2. Height: 5 storeys
128	ALABAMA EXTENSION 2	1884		SPECIAL	D10	1. The erf shall only be used for the purposes of a hotel and purposes incidental thereto as well as for the purposes of shops and businesses. 2. Coverage: 30%
129	KLERKSDORP	1219	1	SPECIAL	D4	1. Erf 2099 shall only be used for the purposes of a restaurant, light workshops and commercial.
	KLERKSDORP	2099		SPECIAL	D4	2. Portion 1 of Erf 1219 shall only be used for the purposes of a restaurant, light workshops and commercial uses. 3. With the special consent of the Local Authority the concerned erven may be used for other uses.
130	ELANDSHEUVEL 402-IP	458	REMAINDER	SPECIAL	D4	1. The property shall only be used for the purposes of a contractor yard, dwelling house as well as an office which is related to and is complementary to the contractor trade. 2. Floor area of office: 30 square metres
131	WILKOPPIES EXTENSION 18	2111		SPECIAL	D4	1. The erf shall only be used for the purposes of an institution, place of amusement and service enterprise that is supplementary to and related directly to and is complementary to amusement. 2. Gross leasable floor area: 600 square metres
132	URANIAVILLE	2		INDUSTRIAL 2	D11	1. The erf may also be used for the purpose of an auctioneer.
133	URANIAVILLE	21		INDUSTRIAL 2	D11	1. The erf may also be used for the purpose of shops. 2. Coverage of shops: 40%
134	KLERKSDORP	1968		SPECIAL	D4	1. The erf shall only be used for the purposes of commercial uses as well as places of refreshment for employees only. 2. Coverage: 20% 3. Height: 1 storey
135	FLAMWOOD	174		SPECIAL	D4	1. The erf shall only be used for the purpose of offices. 2. Coverage: 20% 3. Height: 1 storey
136	WILKOPPIES	236		SPECIAL	D4	1. The erf shall only be used for the purposes of a psychiatric clinic and consulting rooms. 2. Coverage: 40%
137	KLERKSDORP	2047	1	BUSINESS 1	D4	1. The property shall only be used for the purposes of a workshop for the installation of shock absorbers and wheel alignment.
138	ROODEPOORT 435-IP	18		SPECIAL	D19	1. The property shall only be used for the purposes of a hostel, dwelling units, clinic and general dealer / café as well as any further uses with the special consent of the Local Authority. 2. Floor area of general dealer / café: 200 square metres 3. Floor area of clinic rooms: 1855 square metres 4. Total number of dwelling units: 6
139	WILKOPPIES EXTENSION 18	965	1	BUSINESS 2	D4	1. Coverage: 40%
	WILKOPPIES EXTENSION 18	965	REMAINDER	BUSINESS 2	D4	
140	ADAMAYVIEW	125	1	SPECIAL	D4	1. The property shall only be used for the purposes of show rooms, display areas, service enterprises and offices which are related directly to the main use as well as other uses with the special consent of the Local Authority. 2. Coverage: 40%
141	ADAMAYVIEW	455		SPECIAL	D4	1. The erf shall only be used for the purpose of offices. 2. Coverage: 60%
142	TOWNLANDS OF KLERKSDORP 424-IP	66		SPECIAL	D4	1. The property shall only be used for the purposes of a music centre and retail of music instruments. 2. Coverage: 50%
143	KLERKSDORP EXTENSION 1	1714		SPECIAL	D4	1. The erf shall only be used for the purpose of a non-public orientated office. 2. Coverage: 16% 3. Gross office floor area: 95 square metres 4. Height: 1 storey
144	URANIAVILLE	368	PORTION	SPECIAL	D11	1. The erf shall only be used for the purposes of industries, wholesale, commercial uses, light- and service industries, service enterprise and offices related to the main uses as well as other uses with the special consent of the Local Authority. 2. Floor area for business purposes: 160 square metres
145	KLERKSDORP	1355		SPECIAL	D4	1. The erf shall only be used for the purposes of welfare offices, service- and light industries, contractor yards, commercial uses, shops in relation directly to and complementary to the main use, a dwelling house as well as other uses with the special consent of the Local Authority. 2. Coverage: 50%
146	ELANDSHEUVEL 402-IP	570		BUSINESS 1	D4	1. The property may also be used for the purpose of a public garage.
	LA HOFF	876		BUSINESS 1	B76	
147	WILKEVILLE	91		SPECIAL	D3	1. The erf shall only be used for the purposes of a medical consulting room, clinical psychologist consulting room and a dwelling house. 2. Coverage: 50% 3. Height: 1 storey
148	FLIMIEDA	761		BUSINESS 2	D4	1. Coverage: 50% 2. Height: 1 storey
149	KLERKSDORP	1280		SPECIAL	D4	1. The erf shall only be used for the purposes of a wholesaler and light workshop as well as other uses with the special consent of the Local Authority. 2. Coverage: 42% 3. Height: 1 storey
150	ELANDSHEUVEL 402-IP	652	REMAINDER	AGRICULTURAL	B76	1. The property may also be used for the purpose of an indoor shooting range.
	ELANDSHEUVEL 402-IP	653	REMAINDER	AGRICULTURAL	B76	2. Area of shooting range: 432 square metres
151	TOWNLANDS OF KLERKSDORP 424-IP	466	REMAINDER	SPECIAL	D4	1. The properties shall only be used for the purposes of service enterprises, shops, places of refreshment, places of amusement, public garage (filling station), hotel and / or motel and offices complementary to and directly related to and ancillary to the predominant use.
	TOWNLANDS OF KLERKSDORP 424-IP	467		SPECIAL	D4	
	TOWNLANDS OF KLERKSDORP 424-IP	573		SPECIAL	D4	
	TOWNLANDS OF KLERKSDORP 424-IP	579		SPECIAL	D4	
	TOWNLANDS OF KLERKSDORP 424-IP	580		SPECIAL	D4	2. With the special consent of the Local Authority the concerned properties may be used for other uses.
152	UITKOMSDAL AGRICULTURAL HOLDINGS	3		SPECIAL	D20	1. Holding 3 shall only be used for the purposes of light workshops, service industries, commercial purposes as well as shops and offices related to the above-mentioned.
	UITKOMSDAL AGRICULTURAL HOLDINGS	4		SPECIAL	D20	
	UITKOMSDAL AGRICULTURAL HOLDINGS	5		SPECIAL	D20	2. Holding 4 shall only be used for the purposes of light workshops, service industries, commercial purposes as well as shops and offices related to the above-mentioned and a general dealer. 3. Holding 5 shall only be used for the purposes of light workshops, service industries, commercial purposes as well as shops and offices related to the above-mentioned and a dwelling house.
153	KLERKSDORP	1308		SPECIAL	D4	1. The erf shall only be used for the purpose of offices. 2. With the special consent of the Local Authority the concerned erf may be used for other purposes. 3. Coverage: 40% 4. Height: 1 storey
154	ELANDSHEUVEL 402-IP	641	PORTION	SPECIAL	D4	1. The property shall only be used for the purposes of a bird- and pet park, dog parlour, pet shop, nursery, the selling of gardening equipment and purposes incidental to the above-mentioned as well as a dwelling house. 2. Gross leasable business floor area: 180 square metres
155	WILKOPPIES EXTENSION 33	2275	35	SPECIAL	B76	1. The property shall only be used for the purposes of a private open space and a dwelling house.
156	WILKOPPIES EXTENSION 33	2276		SPECIAL	B76	1. The erf shall only be used for the purpose of an entrance erf and purposes incidental thereto.
157	KLERKSDORP	1319		SPECIAL	D4	1. The erven shall only be used for the purpose of a print shop and for purposes incidental thereto.
	KLERKSDORP	1320		SPECIAL	D4	2. With the special consent of the Local Authority the concerned erf may be used for other purposes.

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Annexure No	Property Description			Use Zone	Sheet	Additional Rights and / or Restrictions applicable to the property
	Township / Farm / Agricultural Holding	Erf / Portion / Holding Number	Portion of			
	KLERKSDORP	1340		SPECIAL	D4	3. Coverage: * Erf 1319: 55% * Erf 1320: 55% * Erf 1340: 62% 4. Height: 1 storey
158	FREEMANVILLE	422		RESIDENTIAL 1	D3	1. Density: 1 dwelling house per 700 square metres
159	KLERKSDORP EXTENSION 31 KLERKSDORP EXTENSION 31 KLERKSDORP EXTENSION 31 KLERKSDORP EXTENSION 31 KLERKSDORP EXTENSION 31 KLERKSDORP EXTENSION 31	2107 2108 2109 2113 2114 2146		SPECIAL SPECIAL SPECIAL SPECIAL SPECIAL SPECIAL	D12 D12 D12 D12 D12 D12	1. The erven shall only be used for the purposes of medical consulting rooms, offices and purposes incidental thereto.  2. Gross floor area per erf: 200 square metres
160	KLERKSDORP EXTENSION 31	2111		BUSINESS 2	D12	1. Gross leasable business floor area: 300 square metres
161	ELANDSHEUVEL 402-IP	630		SPECIAL	D4	1. The property shall only be used for the purposes of offices, commercial uses, a shop as well as purposes incidental thereto. 2. Coverage: 55% 3. Height: 1 storey
162	TOWNLANDS OF KLERKSDORP 424-IP	509		SPECIAL	D3	1. The property shall only be used for the purposes of a public garage, shops, service enterprises, place of refreshment as well as other uses with the special consent of the Local Authority.
163	KLERKSDORP	1356		SPECIAL	D4	1. The erf shall only be used for the purpose of a shop and purposes incidental thereto as well as a dwelling unit. 2. With the special consent of the Local Authority the concerned erf may be used for other uses. 3. Coverage: 75% 4. Height: 1 storey
164	FLIMIEDA	550		SPECIAL	D4	1. The erf shall only be used for the purposes of a hair dressing salon and purposes incidental thereto as well as dwelling units and residential buildings. 2. Gross business floor area: 60 square metres 3. Coverage: 50%
165	WILKOPPIES	221		SPECIAL	D4	1. The erf shall only be used for the purposes of medical consulting rooms and offices directly related thereto as well as a dwelling- and guest house. 2. Coverage: 50% 3. Height: 1 storey
166	FLAMWOOD	138		BUSINESS 2	D4	1. Coverage: 50% 2. Height: 1 storey
167	FLAMWOOD	151		SPECIAL	D4	1. The erf shall only be used for the purposes of offices, shops, service enterprises, a guest house as well as dwelling units. 2. Coverage: 40%
168	KLERKSDORP EXTENSION 3	1464		SPECIAL	D12	1. The erf shall only be used for the purposes of offices and purposes incidental thereto as well as a dwelling house. 2. Coverage: 20% 3. Height: 1 storey
169	FLAMWOOD EXTENSION 11	1389		RESIDENTIAL 2	D4	1. The erven may also be used for the purposes of a private club, house with residential quarters, private open space with a tennis court, swimming pool, mini gold course and a security kiosk.
170	FLAMWOOD	135		BUSINESS 2	D4	1. The erf may also be used for the purposes of dwelling units 2. Coverage: 50% 3. Height: 1 storey
171	TOWNLANDS OF KLERKSDORP 424-IP	490		SPECIAL	D12	1. The property shall only be used for the purposes of offices and purposes incidental thereto. 2. Gross leasable floor area: 1678 square metres. 3. Coverage: 40%
172	TOWNLANDS OF KLERKSDORP 424-IP	500		SPECIAL	D12	1. The property shall only be used for the purposes of service enterprises, public garage (panel beating- and spray painting excluded), shops, dwelling units, places of amusement and other related uses with the special consent of the Local Authority. 2. Coverage: 50%
173	WILKOPPIES EXTENSION 21	978		SPECIAL	D4	1. The erf shall only be used for the purposes of medical consulting rooms, professional offices, a tea garden, nursery, guest house as well as purposes incidental to the fore-mentioned uses. 2. Coverage: 50%
174	KLERKSDORP EXTENSION 5	1677	REMAINDER	SPECIAL	D4	1. The property shall only be used for the purposes of shops, warehouses, offices, professional offices and dwelling units. 2. Coverage: 50% 3. Parking shall be provided as follows: * 2 parking spaces per 100 square metres gross leasable floor area for warehouses * 4 parking spaces per 100 square metres gross leasable floor area for offices * 6 parking spaces per 100 square metres gross leasable floor area for shops
175	KLERKSDORP KLERKSDORP KLERKSDORP KLERKSDORP	827 828 829 830		SPECIAL SPECIAL SPECIAL SPECIAL	D4 D4 D4 D4	1. The erven shall only be used for the purposes of parking, service enterprises, shops as well as other uses with the special consent of the Local Authority.
176	WILKOPPIES EXTENSION 41	2316		SPECIAL	B76	1. The erf shall only be used for the purposes of a guest house, place of refreshment, social hall, shop, institution as well as purposes incidental to the fore-mentioned uses. 2. With the special consent of the Local Authority the concerned property may be used for other purposes. 3. Floor area of shop: 50 square metres 4. Floor area of place of refreshment: 150 square metres
177	WILKOPPIES WILKOPPIES	131 131	1 REMAINDER	SPECIAL SPECIAL	D4 D4	1. The erf shall only be used for the purposes of a guest house and restaurant. 2. Coverage: 50% 3. Restaurant: 90 square metres
178	WILKOPPIES EXTENSION 21	974		BUSINESS 2	D4	1. Coverage: 60% 2. Height: 3 storeys 3. That a servitude of right of way over Erf 975 must be registered in favour of Erf 974 in order to provide access to both properties. 4. The proper traffic control plans be submitted by an engineer for approval by the Local Authority where a proper slip-way is planned and put to effect to regulate traffic and that the cost of the s way be carried by the applicant.
179	KLERKSDORP	1966		SPECIAL	D4	1. The erf shall only be used for the purposes of a pawn shop and for purposes incidental thereto as well as other uses with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 1 storey
180	KLERKSDORP	1336		BUSINESS 2	D4	1. Gross leasable floor area: 150 square metres 2. Coverage: 85% 3. Height: 1 storey
181	KLERKSDORP	1675		SPECIAL	D4	1. The erf shall only be used for the purposes of offices and purposes incidental thereto. 2. With the special consent of the Local Authority the concerned erf may be used for other purposes. 3. Coverage: 65% 4. Height: 1 storey
182	WILKOPPIES AGRICULTURAL HOLDINGS WILKOPPIES AGRICULTURAL HOLDINGS	20 21		SPECIAL SPECIAL	D4 D4	1. The properties shall only be used for the purposes of service enterprises, places of amusement, indoor sport and recreation centre, shops, places of refreshment and dwelling units. 2. Coverage: 5000 square metres
183	TOWNLANDS OF KLERKSDORP 424-IP TOWNLANDS OF KLERKSDORP 424-IP TOWNLANDS OF KLERKSDORP 424-IP	458 501 502	REMAINDER	SPECIAL SPECIAL SPECIAL	D4 & D12 D4 & D12 D4 & D12	1. The properties shall only be used for the purposes of offices and purposes incidental thereto. 2. Gross leasable floor area: 900 square metre: 3. Coverage: 85%



# Klerksdorp Land Use Management Scheme - 2005

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Annexure No	Property Description			Use Zone	Sheet	Additional Rights and / or Restrictions applicable to the property
	Township / Farm / Agricultural Holding	Erf / Portion / Holding Number	Portion of			
184	FLIMIEDA FLIMIEDA FLIMIEDA	546 547 548		BUSINESS 2 BUSINESS 2 BUSINESS 2	D4 D4 D4	1. The erven may also be used for the purpose of dwelling units. 2. Gross leasable floor areas: * Erf 546: 1146 square metres * Erf 547: 1202 square metres * Erf 548: 1224 square metres 3. Coverage: 80%
185	KLERKSDORP	51	REMAINDER OF PORTION 3	SPECIAL	D11 & D12	1. The property shall only be used for the purposes of a shop for the sale of daily necessities, fresh produce, home made products and health products (excluding sorghum beer), a residential building for the occupation of twenty (2) individuals, a day care centre for the cared of twelve (12) children, the cultivation of fruit and vegetables and a dwelling house. 2. Gross business floor area of shop: 30 square metres
186	KLERKSDORP	1793		BUSINESS 1	D4	1. Coverage on ground level: 95% 2. Coverage from second storey: 85%
187	WILKOPPIES EXTENSION 41	2347		SPECIAL	B76	1. The erf shall only be used for the purpose of a private road.
189	KLERKSDORP	1920	REMAINDER	SPECIAL	D4	1. The property shall only be used for the purposes of a restaurant-business, a place of amusement, service enterprise purposes as well as other uses with the special consent of the Local Authority. 2. Height: 1 storey
190	WILKOPPIES EXTENSION 26	2353		SPECIAL	D4	1. The erf shall only be used for the purposes of a medical group practice, clinic, pharmacy and purposes incidental thereto as well as other uses with the special consent of the Local Authority. 2. Gross floor area: 1500 square metres 3. Height: 1 storey
191	WILKOPPIES	44		SPECIAL	D4	1. The property shall only be used for the purposes of a "do-it-yourself" centre (manufacturing of bricks, the sale of bricks, sand, building material and hardware), a dwelling house as well as other uses with the special consent of the Local Authority. 2. Gross leasable business floor area: 150 square metres
192	ALABAMA EXTENSION 2	1148		SPECIAL	D4	1. The erf shall only be used for the purposes of a shop and take-away restaurant and purposes incidental thereto as well as other purposes with the special consent of the Local Authority. 2. Gross leasable floor area: 200 square metres 3. Height: 1 storey
193	TOWNLANDS OF KLERKSDORP 424-IP	535		BUSINESS 1	D4 & D12	1. Coverage: 50%
194	STRATHMORE 436-IP	9		SPECIAL	D20	1. The property shall only be used for the purposes of light manufacturing industries, service industries, workshops, commercial uses, shops, service enterprises, places of refreshment, take-away restaurant, a public garage and purposes incidental to the fore-mentioned.
195	KLERKSDORP KLERKSDORP KLERKSDORP KLERKSDORP KLERKSDORP KLERKSDORP	1907 2100 2136 357 358 369		BUSINESS 1 BUSINESS 1 BUSINESS 1 BUSINESS 1 BUSINESS 1 BUSINESS 1	D12 D4 D12 D4 D4 D4	1. Coverage: 95%
196	KLERKSDORP EXTENSION 32 KLERKSDORP EXTENSION 32 KLERKSDORP EXTENSION 32 KLERKSDORP EXTENSION 32 KLERKSDORP EXTENSION 32 KLERKSDORP EXTENSION 32	2123 2123 2124 2125 2126 2127	1 REMAINDER	BUSINESS 2 BUSINESS 2 BUSINESS 2 BUSINESS 2 BUSINESS 2 BUSINESS 2	D12 D12 D12 D12 D12 D12	1. Business floor area: 200 square metres per erf 2. Height: 1 storey
197	TOWNLANDS OF KLERKSDORP 424-IP	488		SPECIAL	D4	1. The property shall only be used for the purpose of a public garage (filling station excluded). 2. Gross leasable floor area: 3000 square metres 3. Coverage: 80%
198	WILKOPPIES EXTENSION 26	1085		SPECIAL	D4	1. The erf shall only be used for the purposes of offices, a distribution depot for medical equipment and medicine as well as a dwelling house and purposes incidental to the above-mentioned. 2. Gross leasable floor area: 500 square metres 3. Coverage: 80%
199	KLERKSDORP	2134		BUSINESS 1	D4	1. Coverage: 90%
200	LA HOFF	812		BUSINESS 1	B76	1. The erf may also be used for the purposes of a medical centre and purposes incidental thereto. 2. Coverage: 70%
201	ADAMAYVIEW	260		SPECIAL	D4	1. The erf shall only be used for the purpose of offices and purposes incidental thereto. 2. Gross leasable floor area: 524 square metres
202	ELANDIA EXTENSION 5 ELANDIA EXTENSION 5 ELANDSHEUVEL R02-IP	237 238 164		SPECIAL SPECIAL SPECIAL	D4 D4 D4	1. The properties shall only be used for the purposes of a recreation resort consisting of recreation facilities, a dwelling house, picnic area, café, social hall, swimming pools, caravan park, 10 chalets as well as ablution facilities.
203	TOWNLANDS OF KLERKSDORP 424-IP	543		SPECIAL	D12	1. The property shall only be used for the purposes of a filling station, a place of refreshment as well as other purposes with the special consent of the Local Authority.
204	TOWNLANDS OF KLERKSDORP 424-IP	538		SPECIAL	D3 & D11	1. The property shall only be used for the purposes of service enterprises, shops, commercial uses, light- and service industries, warehouses and other uses with the special consent of the Local Authority.
205	FLAMWOOD EXTENSION 1 FLAMWOOD EXTENSION 3 FLAMWOOD EXTENSION 3	851 851 851	3 1 2	RESIDENTIAL 1 RESIDENTIAL 1 RESIDENTIAL 1	D4 D4 D4	1. Density: 1 dwelling house per 500 square metres
206	KLERKSDORP KLERKSDORP KLERKSDORP KLERKSDORP KLERKSDORP	2074 795 796 797 798		SPECIAL SPECIAL SPECIAL SPECIAL SPECIAL	D4 D4 D4 D4 D4	1. The erven and portion shall only be used for the purposes of parking, private open space and other related land uses obtained by means of special permission from the Local Authority.
207	TOWNLANDS OF KLERKSDORP 424-IP	379	REMAINDER	SPECIAL	D4	1. The property shall only be used for the purposes of agricultural co-operative offices and for purposes incidental thereto, caretaker flats, place of refreshment for employees, business purposes with a maximum floor area of 350 square metres, filling station with a maximum floor area of 150 square metres and for purposes incidental thereto and such other uses as may be approved by the Local Authority. 2. Height: 3 storeys with a maximum of 2 basement storeys 3. Coverage: 30%
208	TOWNLANDS OF KLERKSDORP 424-IP	380	REMAINDER	PRIVATE OPEN SPACE	D4	1. The property may also be used for the purposes of a social hall. 2. Coverage: 10%
209	ELANDSHEUVEL 402-IP	575		SPECIAL	D4	1. The property shall only be used for the purposes of service enterprises, shops, offices, warehouses, distribution depots and other uses with the special consent of the Local Authority. 2. Coverage: 50% 3. Height: 1 storey
210	ELANDSHEUVEL 402-IP	832	PORTION	SPECIAL	D4	1. The property shall only be used for the purposes of a art gallery (art classes included), dwelling house offices, professional offices (medical consulting rooms excluded) shop, home enterprise place of refreshment (restaurant excluded), a dwelling house as well as other purposes with the special consent of the Local Authority. 2. Coverage: 50%
211	ALABAMA EXTENSION 2	1867		SPECIAL	D10	1. The erf shall only be used for the purposes of a dwelling house office and purposes incidental thereto as well as a dwelling house. 2. Coverage: 70%
212	ELANDSHEUVEL 402-IP	137		SPECIAL	D4	1. The property shall only be used for the purposes of a place of refreshment (take-away restaurant included), place of amusement, social hall, flea market, dwelling house, overnight facilities (overnight rooms and caravan stands), recreation facilities, a contractors yard as well as other uses with the special consent of the Local Authority. 2. The provision of full electricity as well as connection costs by the owner.
213	FREEMANVILLE	95		BUSINESS 1	D3	1. Coverage: 80%
214	TOWNLANDS OF KLERKSDORP 424-IP	115		BUSINESS 1	D12	1. Coverage: 50%

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Annexure No	Property Description			Use Zone	Sheet	Additional Rights and / or Restrictions applicable to the property
	Township / Farm / Agricultural Holding	Erf / Portion / Holding Number	Portion of			
215	KLERKSDORP KLERKSDORP	1376 2137	1	BUSINESS 1 BUSINESS 1	D12 D12	1. Coverage: 85%
216	WILKOPPIES EXTENSION 18	968		SPECIAL	D4	1. The erf shall only be used for the purposes of a nursery, shops, service enterprises, place of refreshment, offices, medical consulting rooms, dwelling house as well as other purposes with the special consent of the Local Authority.
217	WILKOPPIES EXTENSION 4	460		SPECIAL	D4	1. The erf shall only be used for the purposes of professional offices, shops, service enterprises, place of refreshment, medical consulting rooms, dwelling house as well as other purposes with the special consent of the Local Authority.
218	KLERKSDORP	2012		SPECIAL	D12	1. The property shall only be used for the purposes of a public garage. 2. Building line along Margaretha Prinsloo Street: 5 metres 3. Entrance to and exit from the erf shall be restricted to not less than 6,0 metres from Margaretha Prinsloo Street in Boom Street and not less than 25 metres from Boom Street in Margaretha Prinsloo Street.
219	SONGLOED EXTENSION 1	219		SPECIAL	D3	1. The erf shall only be used for the purposes of one dwelling house, a nursery and purposes incidental thereto
220	KLERKSDORP EXTENSION 8	1639		RESIDENTIAL 1	D4	1. Density: 1 dwelling house per 2000 square metres
221	ALABAMA EXTENSION 2	1220		RESIDENTIAL 1	D10	1. A physical barrier shall be erected by the registered owner of the erf, consisting of a 1,3m high wire fence or a fence of such other material as may be approved by the Local Authority according to the latest standards of the Department of Public Works and Roads before or during the development of the erf, along the eastern boundary of the erf to the satisfaction of the Local Authority and such fence shall be maintained in good order.
222	ALABAMA EXTENSION 2	1888		RESIDENTIAL 2	D10	1. A physical barrier shall be erected by the registered owner of the erf, consisting of a 1,3m high wire fence or a fence of such other material as may be approved by the Local Authority according to the latest standards of the Department of Public Works and Roads before or during the development of the erf, along the western boundary of the erf to the satisfaction of the Local Authority and such fence shall be maintained in good order.
223	FREEMANVILLE	347		RESIDENTIAL 1	D11	1. Notwithstanding the regulations as stipulated in clause 9 no building line shall be applicable from the north-eastern corner of the erf for a distance of 25 metres in a western and southern direction.
224	TOWNLANDS OF KLERKSDORP 424-IP	1	REMAINDER	SPECIAL	D12	1. The property shall only be used for the purposes of shops, service enterprises and a public garage. 2. The gross leasable floor area shall not exceed 15000 square metres for shops, 2000 square metres for offices and 1500 square metres for public garage. 3. The property may not be used for residential purposes and no spray painting, panel beating or steam pressure cleaning shall be permitted on the property. 4. No existing trees on the property may be damaged or removed without the written consent of the Local Authority.
226	WILKOPPIES	279		RESIDENTIAL 1	D4	1. Density: 1 dwelling house per 1250 square metres
227	WILKOPPIES	100	PORTION 1 REMAINDER	RESIDENTIAL 1	D4	1. Density: 1 dwelling house per 1000 square metres
228	BEENTJESKRAAL 399 IP BRAKSPRUIT 370 IP KAFFERSKRAAL 400 IP KAFFERSKRAAL 400 IP KAFFERSKRAAL 400 IP SYFERLAAGTE 274 IP SYFERLAAGTE 274 IP	13 38 63 81 87 1 5	REMAINDER	AGRICULTURAL AGRICULTURAL AGRICULTURAL AGRICULTURAL AGRICULTURAL AGRICULTURAL AGRICULTURAL	B66 B42 D3 B74 B74 A54 A54	1. The property may also be utilised for the purposes of an informal rural settlement subject to such conditions imposed by the Local Authority.
229	MEIRINGSPARK EXTENSION 5 MEIRINGSPARK EXTENSION 5 MEIRINGSPARK EXTENSION 5 MEIRINGSPARK EXTENSION 5 MEIRINGSPARK EXTENSION 5 MEIRINGSPARK EXTENSION 5	768 769 797 798 799 857		RESIDENTIAL 1 RESIDENTIAL 1 RESIDENTIAL 1 RESIDENTIAL 1 RESIDENTIAL 1 RESIDENTIAL 1	D3 D3 D3 D3 D3 D3	1. Foundations of all buildings erected hereafter on the erf shall be excavated to depth of at least 1 metre and all buildings shall be erected in accordance with expansion joint building methods.  2. The soil shall be dampened thoroughly before concrete floors are cast
230	MEIRINGSPARK EXTENSION 5 MEIRINGSPARK EXTENSION 5 MEIRINGSPARK EXTENSION 5 MEIRINGSPARK EXTENSION 5 MEIRINGSPARK EXTENSION 5 MEIRINGSPARK EXTENSION 5 MEIRINGSPARK EXTENSION 5 MEIRINGSPARK EXTENSION 5 MEIRINGSPARK EXTENSION 5 MEIRINGSPARK EXTENSION 5 MEIRINGSPARK EXTENSION 5 MEIRINGSPARK EXTENSION 5 MEIRINGSPARK EXTENSION 5 MEIRINGSPARK EXTENSION 5 MEIRINGSPARK EXTENSION 5 MEIRINGSPARK EXTENSION 5 MEIRINGSPARK EXTENSION 5	771 800 801 824 825 826 827 828 829 829 855 856 858 859		RESIDENTIAL 1 RESIDENTIAL 1 RESIDENTIAL 1 RESIDENTIAL 1 RESIDENTIAL 1 RESIDENTIAL 1 RESIDENTIAL 1 RESIDENTIAL 1 RESIDENTIAL 1 RESIDENTIAL 1 RESIDENTIAL 1 RESIDENTIAL 1 RESIDENTIAL 1 RESIDENTIAL 1 RESIDENTIAL 1 RESIDENTIAL 1 RESIDENTIAL 1	D3 D3 D3 D3 D3 D3 D3 D3 D3 D3 D3 D3 D3 D3 D3 D3 D3	1. Foundations of all buildings erected hereafter on the erf shall be founded on the second ground-layer or shall be excavated to a depth of at least 1 metre.  2. The soil shall be dampened thoroughly before concrete floors area cast.
231	KLERKSDORP EXTENSION 5	2069		SPECIAL	D4	1. The erf shall only be used for the purposes of a public garage. 2. Coverage: 30%
232	TOWNLANDS OF KLERKSDORP 424-IP	61		SPECIAL	D4	1. The property shall only be used for the purpose of offices and for purposes incidental thereto. 2. Height: 3 storeys
234	TOWNLANDS OF KLERKSDORP 424-IP	65		SPECIAL	D4	1. The property shall only be used for the purpose of offices. 2. Coverage: 75%
235	WILKOPPIES AGRICULTURAL HOLDINGS WILKOPPIES EXTENSION 21	96 975		SPECIAL SPECIAL	D4 D4	1. The property shall only be used for such purposes as the Local Authority may approve with special permission subject to such conditions as may be imposed by the Local Authority.
237	TOWNLANDS OF KLERKSDORP 424-IP TOWNLANDS OF KLERKSDORP 424-IP	20 542	REMAINDER	SPECIAL SPECIAL	D12 D12	1. The property shall only be used for the following purposes: * The erection of refrigerator rooms for the storage and distribution of fresh mast, meat products, frozen fish, frozen vegetables, butter, cheese, margarine and other perishable products which are usually distributed, and also the cutting up, deboning and packing of beef-, mutton and pork carcasses. * The melting down of fat on conditions that the applied process shall not give offence or create an odour nuisance. * The erection of storerooms and offices. * The manufacturing and distribution of all dairy products and similar products.
238	FLAMWOOD EXTENSION 8 FLAMWOOD EXTENSION 8 FLAMWOOD EXTENSION 8 FLAMWOOD EXTENSION 8 FLAMWOOD EXTENSION 8 FLAMWOOD EXTENSION 8 FLAMWOOD EXTENSION 8 FLAMWOOD EXTENSION 8 FLAMWOOD EXTENSION 8 FLAMWOOD EXTENSION 8 FLAMWOOD EXTENSION 8 FLAMWOOD EXTENSION 8 FLAMWOOD EXTENSION 8 FLAMWOOD EXTENSION 8 FLAMWOOD EXTENSION 8 FLAMWOOD EXTENSION 8 FLAMWOOD EXTENSION 8	1270 1271 1271 1271 1271 1271 1271 1271 1271 1271 1271 1271 1271 1271 1271 1271 1271 1271	1 2 3 4 5 6 7 8 9 10 11 12 13 14	SPECIAL SPECIAL SPECIAL SPECIAL SPECIAL SPECIAL SPECIAL SPECIAL SPECIAL SPECIAL SPECIAL SPECIAL SPECIAL SPECIAL SPECIAL SPECIAL SPECIAL SPECIAL	D4 D4 D4 D4 D4 D4 D4 D4 D4 D4 D4 D4 D4 D4 D4 D4 D4 D4	1. The erf shall only be used for the purpose of dwelling units for the aged. 2. Density: 30 dwelling units per hectare 3. Coverage: 40%

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Annexure No	Property Description			Use Zone	Sheet	Additional Rights and / or Restrictions applicable to the property
	Township / Farm / Agricultural Holding	Erf / Portion / Holding Number	Portion of			
	FLAMWOOD EXTENSION 8	1271	REMAINDER OF PTN 15	SPECIAL	D4	
	FLAMWOOD EXTENSION 8	1703	1	SPECIAL	D4	
	FLAMWOOD EXTENSION 8	1703	2	SPECIAL	D4	
	FLAMWOOD EXTENSION 8	1703	3	SPECIAL	D4	
	FLAMWOOD EXTENSION 8	1703	4	SPECIAL	D4	
	FLAMWOOD EXTENSION 8	1703	5	SPECIAL	D4	
	FLAMWOOD EXTENSION 8	1703	6	SPECIAL	D4	
	FLAMWOOD EXTENSION 8	1703	7	SPECIAL	D4	
	FLAMWOOD EXTENSION 8	1703	8	SPECIAL	D4	
	FLAMWOOD EXTENSION 8	1703	9	SPECIAL	D4	
	FLAMWOOD EXTENSION 8	1703	10	SPECIAL	D4	
	FLAMWOOD EXTENSION 8	1703	11	SPECIAL	D4	
	FLAMWOOD EXTENSION 8	1703	12	SPECIAL	D4	
	FLAMWOOD EXTENSION 8	1703	13	SPECIAL	D4	
	FLAMWOOD EXTENSION 8	1703	14	SPECIAL	D4	
	FLAMWOOD EXTENSION 8	1703	15	SPECIAL	D4	
	FLAMWOOD EXTENSION 8	1703	16	SPECIAL	D4	
	FLAMWOOD EXTENSION 8	1703	17	SPECIAL	D4	
	FLAMWOOD EXTENSION 8	1703	18	SPECIAL	D4	
	FLAMWOOD EXTENSION 8	1703	19	SPECIAL	D4	
	FLAMWOOD EXTENSION 8	1703	20	SPECIAL	D4	
	FLAMWOOD EXTENSION 8	1703	21	SPECIAL	D4	
	FLAMWOOD EXTENSION 8	1703	22	SPECIAL	D4	
	FLAMWOOD EXTENSION 8	1703	23	SPECIAL	D4	
	FLAMWOOD EXTENSION 8	1703	24	SPECIAL	D4	
	FLAMWOOD EXTENSION 8	1703	25	SPECIAL	D4	
239	WILKOPPIES EXTENSION 18	966	REMAINDER	SPECIAL	D4	1. The erf shall only be used for the purpose of medical consulting rooms and purposes incidental thereto as well as offices.
	WILKOPPIES EXTENSION 18	966	1	SPECIAL	D4	2. Coverage: 40%
240	KLERKSDORP	2043		BUSINESS 1	D4 & D12	1. Maximum coverage for public halls, theatres, cinemas, music halls, concert halls, shops and service enterprise buildings (excluding offices): 90%
						2. Maxim coverage for offices: 80%
241	WILKOPPIES	220		SPECIAL	D4	1. The erf shall only be used for the purpose of medical consulting rooms and purposes incidental thereto.
						2. Gross leasable floor area: 500 square metres
242	TOWNLANDS OF KLERKSDORP 424-IP	442		PRIVATE OPEN SPACE	D12	1. The sub-leasing of equipment must be restricted to squash accessories and the selling of refreshments must be restricted to health drinks only, or such other supportive activities as may be approved in writing by the Local Authority.
243	KLERKSDORP	198		BUSINESS 1	D4	1. Maximum coverage for offices on ground floor: 85%
						2. Maximum coverage for offices on other floors: 81%
244	LA HOFF	105		SPECIAL	B76	1. The erf shall only be used for the purposes of a public garage or "Residential 2" purposes.
						2. "Residential 2": * Height: 3 storeys * Coverage: 30%
245	KLERKSDORP	584		BUSINESS 1	D4	1. Maximum coverage for offices: 85%
246	KLERKSDORP EXTENSION 22	1960		RESIDENTIAL 1	D4	1. Except for a swimming pool or any other essential stormwater drainage structure, no building, structure, no building, structure or other thing, which is attached to the land, even though it does not form part of that land, shall be erected or laid under or below the surface of the land of the erf less than 31,5 metres from the reserve boundary of Road P3-5 and no alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the written consent of the Department of Public Works and Roads.
247	MANZILPARK	372		BUSINESS 2	D2	1. The erf may not be used for residential purposes.
						2. Gross leasable business floor area: 632 square metres
248	ALABAMA EXTENSION 2	1881	1	BUSINESS 2	D10	1. Gross leasable floor area: 500 square metres
	ALABAMA EXTENSION 2	1881	4	BUSINESS 2	D10	2. Coverage: 30%
	ALABAMA EXTENSION 2	1881	5	BUSINESS 2	D10	
	ALABAMA EXTENSION 2	1881	13	BUSINESS 2	D10	
	ALABAMA EXTENSION 2	1881	14	BUSINESS 2	D10	
	ALABAMA EXTENSION 2	1881	15	BUSINESS 2	D10	
	ALABAMA EXTENSION 2	1881	16	BUSINESS 2	D10	
	ALABAMA EXTENSION 2	1881	17	BUSINESS 2	D10	
249	ALABAMA EXTENSION 2	1887		INSTITUTIONAL	D10	1. The erf shall only be used for the purpose of a home for the aged and the purposes incidental thereto.
						2. Covered parking spaces together with the necessary manoeuvring area for use by the occupants shall be provided on the erf in the ratio of one parking space per dwelling unit to the satisfaction of the Local Authority.
						3. Additional paved parking spaces in the ratio of one parking space per three dwelling units shall be provided for visitors on the erf to the satisfaction of the Local Authority.
						4. Coverage: 30%
250	ELANDSHEUVEL 402-IP	396		SPECIAL	D4	1. The erf shall only be used for the purposes of a motel, caravan park and a caretaker's residents and for purposes incidental thereto.
	ELANDSHEUVEL 402-IP	397		SPECIAL	D4	
						2. Coverage: 20%
						3. That part of the land situated between the building line and the public road shall within six months from the date on which the land is first used for "Special" purposes, be landscaped at the cost of the owner to the satisfaction of the Local Authority and shall thereafter be maintained by the owner at his cost to the satisfaction of the Local Authority.
251	ALABAMA EXTENSION 2	1883		SPECIAL	D10	1. The property shall only be used for the purpose of a public garage.
						2. Coverage: 30%
252	KAFFERSKRAAL 400-IP	152		SPECIAL	B75	1. The property shall only be used for the purposes of a holiday resort which may include separate units for accommodation, place of amusement, café, caravan park, dwelling house for caretaker and agricultural purposes.
						2. No building shall be nearer than 20 metres of any boundary.
						3. All internal roads on the land shall be constructed and maintained to the satisfaction of the Local Authority.
						4. All buildings shall be maintained to the satisfaction of the Local Authority.
						5. No person or group of persons shall be allowed to inhabit the holiday resort for a period longer than 3 calendar months in any 12 months period.
						6. Accommodation facilities shall be restricted to: * 30 holiday huts with a total of 150 beds * A caravan park with a total of 30 parking spaces Provided that not more than 300 visitors per day shall be permitted on the resort area.
						7. At least the following recreation facilities shall be provided to the satisfaction of the Local Authority: * Swimming bath(s) * Tennis courts * Children play area with the necessary play apparatus * Recreation hall
						8. Business activities shall be restricted to a place of refreshment that must form part of the resort development and shall only be accessible for the resort visitors

# Klerksdorp Land Use Management Scheme - 2005

## Annexures

Annexure No	Property Description			Use Zone	Sheet	Additional Rights and / or Restrictions applicable to the property		
	Township / Farm / Agricultural Holding	Erf / Portion / Holding Number	Portion of					
253	WILKOPPIES EXTENSION 21	976		BUSINESS 2	D4	1. The total area used for offices and shops may not exceed 2000 square metres and 10000 square metres respectively: Provided that the Local Authority may permit additional area for shops and offices subject to such conditions as the Local Authority may impose.		
254	WILKOPPIES EXTENSION 13	659	2	RESIDENTIAL 1	D4	1. Coverage: 65%		
	WILKOPPIES EXTENSION 13	659	3	RESIDENTIAL 1	D4			
	WILKOPPIES EXTENSION 13	659	4	RESIDENTIAL 1	D4			
	WILKOPPIES EXTENSION 13	659	5	RESIDENTIAL 1	D4			
	WILKOPPIES EXTENSION 13	659	6	RESIDENTIAL 1	D4			
	WILKOPPIES EXTENSION 13	659	7	RESIDENTIAL 1	D4			
	WILKOPPIES EXTENSION 13	659	8	RESIDENTIAL 1	D4			
	WILKOPPIES EXTENSION 13	659	9	RESIDENTIAL 1	D4			
	WILKOPPIES EXTENSION 13	659	10	RESIDENTIAL 1	D4			
	WILKOPPIES EXTENSION 13	659	11	RESIDENTIAL 1	D4			
	WILKOPPIES EXTENSION 13	659	12	RESIDENTIAL 1	D4			
	WILKOPPIES EXTENSION 13	659	13	RESIDENTIAL 1	D4			
	WILKOPPIES EXTENSION 13	659	14	RESIDENTIAL 1	D4			
	WILKOPPIES EXTENSION 13	659	15	RESIDENTIAL 1	D4			
	WILKOPPIES EXTENSION 13	659	16	RESIDENTIAL 1	D4			
	WILKOPPIES EXTENSION 13	659	17	RESIDENTIAL 1	D4			
	WILKOPPIES EXTENSION 13	659	18	RESIDENTIAL 1	D4			
	255	KLERKSDORP	470		BUSINESS 1		D4	1. The erf may also be used for the purposes of a workshop.
	256	KLERKSDORP EXTENSION 1	1460	3	SPECIAL		D12	1. The property shall only be used for the purposes of light industries, service industries, commercial purposes, public garage (filling station excluded), workshops, warehouses, offices and service enterprises incidental to the main use. 2. Coverage: 85%
		4						
		5						
		6						
257	KAFFERSKRAAL 400-IP	170	PORTION	BUSINESS 2	B75	1. Gross leasable business floor area: 250 square metres 2. The registered owner of the property shall erect a physical barrier, consisting of a 1,3 metres high wire fence or a fence of such other material as may be approved by the Local Authority according to the latest standards of the Department of Public Works and Roads, before or during development of the property along the boundary thereof abutting on Provincial Road P32-1, excluding approved entrances and exits to the satisfaction of the Local Authority and shall maintain such fence to the satisfaction of the Local Authority. 3. Ingress to and egress from the property shall, until Provincial Road P32-1 has been relayed and rebuilt, be restricted to a point situated on the boundary between Portion 168 and 17 of the far Kafferskraal 400-IP, and after re-alignment and rebuilding of the said road, ingress to and egress from the property shall be restricted to a point situated on the boundary between Portions 17 and 15 of the said farm. 4. The registered owner of the property shall plan, design, construct and maintain the ingress to and egress from the property to the satisfaction of the Director of the Department of Public Works and Roads, according to the latest standards of the Department of Public Works and Roads, and no work within the road reserves shall be done before the written consent of the Director, Department of Public Works and Roads has been obtained, provided that the said Director may require that the access be replanned, redesigned, and reconstructed, the road reserve widened, turning movements be restricted and the access be closed permanently and replaced with an alternative access.		
258	NESERHOF	148		SPECIAL	D12	1. The property shall only be used for the purpose of a public garage. 2. In the event of the properties not being used for the purposes of a public garage, it may be used for such other purposes and subject to such conditions as the Local Authority may determine.		
259	JOUBERTON EXTENSION 7	2839		RESIDENTIAL 1	D10	1. The erven shall only be used for the purposes of professional offices, residential buildings and dwelling houses as well as other uses with the special consent of the Local Authority.		
	JOUBERTON EXTENSION 7	2840		RESIDENTIAL 1	D10			
	JOUBERTON EXTENSION 7	2841		RESIDENTIAL 1	D10			
	JOUBERTON EXTENSION 7	2842		RESIDENTIAL 1	D10			
	JOUBERTON EXTENSION 7	2887		INSTITUTIONAL	D10			
	JOUBERTON EXTENSION 7	2953		INSTITUTIONAL	D10			
	JOUBERTON EXTENSION 7	2954		INSTITUTIONAL	D10			
260	KLERKSDORP	2159		SPECIAL	D4	1. The erf shall only be used for the purposes of professional offices, residential buildings and dwelling houses as well as other uses with the special consent of the Local Authority.		
261	TOWNLANDS OF KLERKSDORP 242-IP	333		SPECIAL	D11	1. The property shall only be used for the purposes of agricultural exhibitions and a sport stadium as well as other uses with the special consent of the Local Authority.		
262	TOWNLANDS OF KLERKSDORP 424-IP	352		SPECIAL	D11	1. The property shall only be used for the purposes of the Voortrekker organization as well as other uses with the special consent of the Local Authority.		
263	URANIAVILLE	1		SPECIAL	D11	1. The erven shall only be used for the purposes of a power line.		
	URANIAVILLE	58		SPECIAL	D11			
264	MEIRINGSPARK	401		SPECIAL	D3	1. The erven shall only be used for the purposes of dwelling houses: Provided that if the erven are consolidated into one erf the consolidated erf may be used for the purpose of a hotel and purposes incidental thereto: Provided further that with the special consent of the Local Authority the erven may be used for places of public worship, places of instruction, social halls, institutions and special uses.		
	MEIRINGSPARK	402		SPECIAL	D3			
	MEIRINGSPARK	405		SPECIAL	D3			
	MEIRINGSPARK	406		SPECIAL	D3			
265	FREEMANVILLE	54		SPECIAL	D3	1. The erf shall only be used for the purposes of residential buildings, public garages and purposes incidental thereto, including a tea room and café as well as other uses with the special consent of the Local Authority.		
266	ROOSHEUWEL EXTENSION 1	125		SPECIAL	D11	1. The erf shall only be used for the purposes of a public garage and purposes incidental thereto which may also include a tea room, service enterprises, residential buildings, places of instruction, institutions, social halls on all floors except the ground floor and a dwelling house: Provided that the erf shall not be used for the purposes of warehouses, industries and noxious trades.  2. With the special consent of the Local Authority the erf may be used for the purposes of panel beating and spray painting works and for other uses.		
267	TOWNLANDS OF KLERKSDORP 424-IP	182		SPECIAL	D3	1. The property shall only be used for the purposes of the De la Rey Regiment as well as other uses with the special consent of the Local Authority.		
268	KLERKSDORP EXTENSION 3	1476	2	SPECIAL	D3	1. The erf shall only be used for the purposes of a public garage and tea room with the right to sell fresh produce as well as other uses with the special consent of the Local Authority.		
269	KLERKSDORP	1946		SPECIAL	D12	1. The erf shall only be used for the purposes of professional offices and parking garages. 2. Height: 5 storeys 3. Coverage: 85%		
270	KLERKSDORP	695		SPECIAL	D12	1. The erven shall only be used for the purposes of professional offices: Provided that with the special consent of the Local Authority the erven may be used for the purposes of dwelling houses, residential buildings, special uses, shops and service enterprises. 2. Coverage: 70% 3. Height: 4 storeys		
	KLERKSDORP	696		SPECIAL	D12			
271	MEIRINGSPARK	187		SPECIAL	D3	1. The erf shall only be used for the purposes of a place of amusement and purposes incidental thereto, a residential building and a dwelling house: Provided that with the special consent of the Local Authority the erf may be used for the purposes of places of public worship, places of instruction, social halls, institutions and special uses.		
272	MEIRINGSPARK	83		SPECIAL	D3	1. The erf shall only be used for the purposes of a public garage and purposed incidental thereto, residential building and a dwelling house: Provided that with the special consent of the Local Authority the erf may be used for the purposes of public worship, places of instruction, social halls, institutions and special uses.		
273	SONGLOED	204		SPECIAL	D3	1. The erf shall only be used for the purposes of a public garage and purposes incidental thereto, dwelling house, shops, offices and professional offices on all floors, residential building, places of instruction, institutions, social halls on all floors except the ground floor as well as other uses with the special consent of the Local Authority: Provided that with the erf shall not be used for the purposes of warehouses, industries and noxious trades.		
274	WILKOPPIES AGRICULTURAL HOLDINGS	48		AGRICULTURAL	D4	1. The property may also be utilised for the purposes of a place of refreshment. 2. Place of refreshment: Maximum 70 square metres		
275	TOWNLANDS OF KLERKSDORP 424-IP	1	PORTION OF THE REMAINDER	SPECIAL	D3 & D11	1. The property shall only be used for the purposes of a drive-in cinema and purposes incidental thereto as well as other uses with the special consent of the Local Authority.		
276	KAFFERSKRAAL 400-IP	73		SPECIAL	B75	1. The property shall only be used for the purposes of a motel with the right to sell petrol and oil, a place of amusement, a dwelling house and a pleasure resort as well as other uses with the special consent of the Local Authority.		
	KAFFERSKRAAL 400-IP	74		SPECIAL	B75			
277	ADAMAYVIEW	440		SPECIAL	D4	1. The erf shall only be used for the purposes of a place of amusement: Provided that, with the special consent of the Local Authority the erf may be used for the purposes of dwelling houses, residential buildings, places of instruction, social halls and institutions.		
	LA HOFF	827		SPECIAL	B76			

# Klerksdorp Land Use Management Scheme - 2005

## Annexures

Annexure No	Property Description			Use Zone	Sheet	Additional Rights and / or Restrictions applicable to the property
	Township / Farm / Agricultural Holding	Erf / Portion / Holding Number	Portion of			
278	WILKOPPIES	55		SPECIAL	D4	1. The erf shall only be used for the purposes of a dwelling house, residential building, restaurant or tea room: Provided that with the special consent of the Local Authority the erf may be used for the purposes of a place of public worship, place of instruction, social hall, institutions, special use and a parking garage.
279	STRATHMORE 436-IP	3	PORTION	SPECIAL	D20	1. The property shall only be used for the purposes of panel beating, spray painting (scrapyard excluded) and purposes incidental thereto.
280	ADAMAYVIEW	452		SPECIAL	D4	1. The erf shall only be used for the purposes of a public garage which includes a restaurant and a tearoom: Provided that the erf may also be used for the uses as mentioned in the use zone "Business 1" with the special consent of the Local Authority.
281	FLAMWOOD	173		SPECIAL	D4	1. The erf shall only be used for the purposes of a public garage and purposes incidental thereto, a tearoom, dwelling house, shops, offices and professional rooms on all floor, residential buildings, places of instruction, institutions as well as social halls on all floors except the ground floor: Provided that the erf shall not be used for the purposes of warehouses, industries or noxious trades.
282	FLAMWOOD EXTENSION 1	632		SPECIAL	D4	1. The erf shall only be used for the purposes of a pedestrian thoroughfare.
283	KAFFERSKRAAL 400-IP	7		AGRICULTURAL	B75	1. The property may also be used for the purposes of a resort consisting of a tea-kiosk, recreation hall, rondavels, diving board, rafts and ladies- and gents cloak rooms. 2. With the special consent of the Local Authority the property may be used for other related purpose.
284	STILFONTEIN EXTENSION 2	1198		SPECIAL	D6	1. The property shall only be used for the purposes of offices as well as other uses with the written consent of the Local Authority. 2. Coverage: 70% 3. Height: 2 storeys
285	BUFFELSFONTEIN 443-IP	12	PORTION	SPECIAL	D22 & D30	1. The property shall only be used for the purposes of a solid waste disposal site and purposes incidental thereto.
286	WILKOPPIES EXTENSION 18	962		SPECIAL	D4	1. The property may only be used for the purposes of a place of refreshment (restaurant) and other uses with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 2 Storeys
287	STILFONTEIN EXTENSION 9	7053		INSTITUTIONAL	D7	1. No building of any nature shall be erected within the part of the erf which is likely to be inundated by floodwater on an average every 20 / 50 years, as shown on the approved layout plan: Provided that the Local Authority may consent to the erection of buildings on such part if it is satisfied that the said part or building/s will no longer be subject to inundation. No terracing or other changes within the floodplain shall be carried out unless with the approval by the Local Authority of proposals prepared by a professional engineer.
288	STILFONTEIN EXTENSION 9	8158		PUBLIC OPEN SPACE	D7	1. The registered owner of the erf shall erect a physical barrier consisting of a 1,3m high wire fence or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Transport, Roads and Public Works, North West Province before or during development of the erf along the boundary thereof abutting on Road 1546 as well as the south-eastern and eastern boundary thereof, between the south-eastern beacon of the erf and a point 50m from such beacon and shall maintain such fence in good order and repair.
289	STILFONTEIN EXTENSION 9	7052		INSTITUTIONAL	D7	1. The registered owner of the erf shall erect a physical barrier consisting of a 1,3m high wire fence or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Transport, Roads and Public Works, North West Province before or during development of the erf along the western boundary thereof, between the south-western beacon of the erf and a point 50m from such beacon and shall maintain such fence in good order and repair.
290	STILFONTEIN EXTENSION 9	8159		PUBLIC OPEN SPACE	D7	1. The registered owner of the erf shall erect a physical barrier consisting of a 1,3m high wire fence or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Transport, Roads and Public Works, North West Province before or during development of the erf along the boundary thereof abutting on Road 1546 as well as the southern and south-western boundary and shall maintain such fence in good order and repair.
291	HARTBEESTFONTEIN 422-IP HARTBEESTFONTEIN 422-IP HARTBEESTFONTEIN 422-IP HARTBEESTFONTEIN 422-IP HARTBEESTFONTEIN 422-IP STILFONTEIN 408-IP	75 24 76 76 76 114	PORTION OF REMAINDER  PORTION PORTION PORTION	INDUSTRIAL 1 INDUSTRIAL 2 PRIVATE OPEN SPACE INDUSTRIAL 2 RESIDENTIAL 2 AGRICULTURE RESIDENTIAL 2	D6 D7 D6 & D7 D6 & D7 D6 & D7 B78 & D6	1. Satisfactory arrangements for the provision of services shall be made with the existing service providers, provided that on the date on which a municipal service is available, the owner shall connect to such municipal service. 2. The properties shall be subject to the registration of servitudes in favour of the Local Authority for the protection of existing services and the installation of new services.
292	STILFONTEIN EXTENSION 8	6076		PUBLIC OPEN SPACE	D7	1. The registered owner of the erf shall erect a physical barrier consisting of a 1,3m high wire fence or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Public Works and Roads, North West Province before or during development of the erf along the boundary thereof abutting on Road 1546 as well as the south-western and western boundary thereof, between the south-western beacon of the erf and a point 8m from such beacon and shall maintain such fence in good order and repair.
293	STILFONTEIN EXTENSION 8	5725		MUNICIPAL	D7	1. The registered owner of the erf shall erect a physical barrier consisting of a 1,3m high wire fence or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Public Works and Roads, North West Province before or during development of the erf along the north-western and western boundary thereof and shall maintain such fence in good order and repair.
294	STILFONTEIN EXTENSION 8	6075		PUBLIC OPEN SPACE	D7	1. The registered owner of the erf shall erect a physical barrier consisting of a 1,3m high wire fence or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Public Works and Roads, North West Province before or during development of the erf along the boundary thereof abutting on Road 1546 as well as the south-eastern and eastern boundary thereof, between the south-eastern beacon of the erf and a point 49m from such beacon and shall maintain such fence in good order and repair.
295	STILFONTEIN EXTENSION 8 STILFONTEIN EXTENSION 8	5652 5652		SPECIAL SPECIAL	D7 D7	1. The erf shall only be used for the purposes of a filling station as well as a place of refreshment. 2. The registered owner of the erf shall erect a physical barrier consisting of a 2m high brick of concrete wall or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Public Works and Roads, North West Province before or during development of the erf along the boundaries thereof abutting on Road 836 and Road 1546 and shall maintain such fence in good order and repair.
296	STILFONTEIN EXTENSION 8	6074		PUBLIC OPEN SPACE	D7	1. The registered owner of the erf shall erect a physical barrier consisting of a 1,3m high wire fence or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Public Works and Roads, North West Province before or during development of the erf along the boundary thereof abutting on Road 836 as well as the north-western and northern boundary thereof, between the north-western beacon of the erf and a point 49m from such beacon and shall maintain such fence in good order and repair.
297	STILFONTEIN EXTENSION 8	5612		RESIDENTIAL 1	D7	1. The registered owner of the erf shall erect a physical barrier consisting of a 1,3m high wire fence or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Public Works and Roads, North West Province before or during development of the erf along the north-western boundary thereof, between the north-western beacon of the erf and a point 3m from such beacon and shall maintain such fence in good order and repair.
298	STILFONTEIN EXTENSION 8	4988		INSTITUTIONAL	D7	1. The registered owner of the erf shall erect a physical barrier consisting of a 1,3m high wire fence or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Public Works and Roads, North West Province before or during development of the erf along the boundary thereof abutting on Road 836 as well as the south-western boundary and southern boundary thereof, between the south-western beacon of the erf and a point 52m from such beacon and shall maintain such fence in good order and repair.
299	STILFONTEIN EXTENSION 8	6071		PUBLIC OPEN SPACE	D7	1. The registered owner of the erf shall erect a physical barrier consisting of a 1,3m high wire fence or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Public Works and Roads, North West Province before or during development of the erf along the boundary thereof abutting on Road 836 and shall maintain such fence in good order and repair.
300	STILFONTEIN 408-IP STILFONTEIN 408-IP	21 31	PORTION OF THE REMAINDER	SPECIAL SPECIAL	B78 B78	1. The property shall only be used for the purposes of a brick manufacturing plant, concrete works, administrative offices and purposes incidental to the above-mentioned. 2. With the special consent of the Local Authority the concerned property may be used for other purposes. 3. Satisfactory arrangements for the provision of services shall be made with the existing service providers, provided that on the date on which a municipal service is available, the owner shall connect to such municipal service. 4. The properties shall be subject to the registration of servitudes in favour of the Local Authority for the protection of existing services and the installation of new services.
301	BUFFELSFONTEIN 443-IP WITKOP 43-IP	12 7		SPECIAL SPECIAL	D22 & D30 D36	1. The property may only be used for the purposes of a water purification works and purposes incidental thereto.
302	STILFONTEIN 408-IP STILFONTEIN 408-IP STILFONTEIN 408-IP	116 117 118		SPECIAL SPECIAL SPECIAL	B78 & B79 B78 & B79 B78 & B79	1. The property may only be used for the purposes of a rock processing plant and purposes incidental thereto.
303	MAPAISKRAAL 441-IP MAPAISKRAAL 441-IP STILFONTEIN EXTENSION 5	3 4 3556		SPECIAL SPECIAL SPECIAL	D14 & D22 D14 & D22 D6	1. The property may only be used for ESKOM purposes and purposes incidental thereto.

# Klerksdorp Land Use Management Scheme - 2005

## Annexures

Annexure No	Property Description			Use Zone	Sheet	Additional Rights and / or Restrictions applicable to the property
	Township / Farm / Agricultural Holding	Erf / Portion / Holding Number	Portion of			
304	STILFONTEIN	264	2	SPECIAL	D6	1. The erf may only be used for the purpose of a restaurant as well as a residential building and purposes incidental thereto.
	STILFONTEIN	264	REMAINDER	SPECIAL	D6	
305	STILFONTEIN	3642	5	SPECIAL	D6	1. The property shall only be used for the purposes of a public garage.
	STILFONTEIN EXTENSION 3	1572	1	SPECIAL	D6	
306	STILFONTEIN EXTENSION 4	3540	17	RESIDENTIAL 1	D5	1. The property may also be used for the sale of pottery as well as for the purpose of a tea garden.
307	STILFONTEIN EXTENSION 5	3588		INDUSTRIAL 1	D6	1. The property may also be used for the purposes of a place of refreshment.
308	STILFONTEIN EXTENSION 7	3675		SPECIAL	D5	1. The erf may only be used for the purposes of a public garage, drive-in restaurant, shops and service enterprises. 2. Before any development takes place the owner shall submit a site development plan indicating all proposed development to the Local Authority for approval. 3. The erven is subject to all the requirements of the Department of Public Works and Roads, North West Province.
309	STILFONTEIN EXTENSION 7	3674		SPECIAL	D5	1. The erf may only be used for the purpose of a motel and purposes incidental thereto. 2. Before any development takes place the owner shall submit a site development plan indicating all proposed development to the Local Authority for approval. 3. The erven is subject to all the requirements of the Department of Public Works and Roads, North West Province.
310	STILFONTEIN EXTENSION 3	1591		BUSINESS 2	D6	1. The property may also be used for the purposes of a public garage.
311	STILFONTEIN	103		SPECIAL	D6	1. The erf shall be used solely for the business of a hotel and purposes incidental thereto or, if not so used, it may be used for "Residential 2" purposes.
312	STILFONTEIN	1836		BUSINESS 1	D6	1. The total coverage of all buildings and structures, outbuildings included, may not exceed 90% of the area of the erf.
	STILFONTEIN EXTENSION 4	2519		BUSINESS 2	D6	
	STILFONTEIN EXTENSION 4	2520		BUSINESS 2	D6	
	STILFONTEIN EXTENSION 4	3635		BUSINESS 2	D6	
	STILFONTEIN EXTENSION 4	3673		BUSINESS 2	D5	
313	STILFONTEIN EXTENSION 4	2204		SPECIAL	D6	1. The property may only be used for the purposes of a public garage.
	STILFONTEIN EXTENSION 4	3256		SPECIAL	D6	2. The upper floor of buildings on the property may also be used for business and residential purposes.
314	STILFONTEIN EXTENSION 1	724		SPECIAL	D6	1. The property shall only be used for the purposes of a public garage. 2. The upper floor of buildings on the property may also be used for service enterprise and residential purposes. 3. The total coverage of all buildings and structures, outbuildings included, may not exceed 80% of the area of the erf. 4. The property may also be used for the purpose of a shop.
315	STILFONTEIN EXTENSION 1	393		BUSINESS 2	D6	1. The total coverage of all buildings and structures, outbuildings included, may not exceed 75% of the area of the erf.
	STILFONTEIN EXTENSION 1	405		BUSINESS 2	D6	
316	ORKNEY	1921		SPECIAL	D36	1. The property may only be used for the purposes of a dwelling house, nursery and a tea garden as well as other uses with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 2 storeys
317	KANANA EXTENSION 12	13167		INSTITUTIONAL	D35	1. The erf may also be used for the purposes of a taxi rank, shops and offices.
318	WITKOP 438-IP	25	REMAINDER	SPECIAL	D36	1. The Remainder of Portion 25 will give right of free and unrestricted access to all portions that was subdivided from Portion 25 alongside the existing or new access routes that forms part of Orkney Vaal Holiday Resort. 2. The owner and / or his successor in title is obliged to without any compensation for the installation of existing or future services (that includes but is not restricted to sewerage-, stormwater drainage, water or electricity reticulation) to allow over the Remainder of Portion 25 (or any later subdivisions thereof) in such a position that would be reasonably and the most beneficial as well as the right of access to the Remainder of Portion 25 (as well as any later subdivisions thereof) for above-mentioned purposes. 3. The property shall only be used for the following purposes: i. For administrative offices 300 square metres ii. Business activities incidental thereto and related to a Private Resort with a maximum area of 500 square metres. iii. Recreation facilities that include swimming pools, ablution facilities, braai areas, parking area and other related recreational facilities included. 4. No permanent structure shall be erected under the 1;100 year flood line and where structures already exist, the Local Authority will be indemnified of any claim for damage or compensation of whatever nature in case of flooding of whatever nature.
319	WITKOP 438-IP	83		SPECIAL	D36 & D37	1. The right of free and unrestricted access to Portion 83 (or any later subdivisions thereof) along the existing or new access routes over Orkney Vaal Holiday Resort. 2. The owner and / or his successor in title is obliged to without any compensation for the installation of existing or future services (that includes but is not restricted to sewerage-, stormwater drainage, water or electricity reticulation) to allow over Portion 83 (or any later subdivisions thereof) in such a position that would be reasonably and the most beneficial as well as the right of access to Portion 83 (as well as any later subdivisions thereof) for above-mentioned purposes. 3. The property shall only be used for the following purposes: i. Relate business purposes ii. Hotel / Lodge / Conference facilities iii. Restaurant iv. Water world recreational terrain v. Lion park 4. Parking must be provided in line with the parking demand as stipulated in Clause 15, Table A of the Town Planning Scheme. 5. Detail terrain developing plan must be submitted to the Local Authority for approval. 6. Coverage: 60% 7. Height: 2 storeys 8. Building line: The building line restrictions area of two (2) metres alongside any of the boundaries of the said portion must be maintained. 9. No permanent buildings or structures shall be erected under the 1286,5m contour line (height above sea level) (1:100 year floodline). The Local Authority will be indemnified of any claim of damage or compensation of whatever nature in the case of floodwater of any nature and includes existing structures and buildings. 10. With the special consent of the Local Authority the above-mentioned requirements may be altered, extended or relaxed.
320	WITKOP 438-IP	48		SPECIAL	D36	1. The right of free and unrestricted access to Portions 48, 66 and 72 (or any later subdivisions thereof) along the existing or new access routes over Orkney Vaal Resort.
	WITKOP 438-IP	66		SPECIAL	D37	
	WITKOP 438-IP	75		SPECIAL	D37	2. The owner and / or his successor in title is obliged to without any compensation for the installation of existing or future services (that includes but is not restricted to sewerage-, stormwater drainage, water or electricity reticulation) to allow over Portions 48, 66 and 75 (or any later subdivisions thereof) in such a position that would be reasonably and the most beneficial as well as the right of access to Portions 48, 66 and 75 (as well as any later subdivisions thereof) for above-mentioned purposes. 3. The property shall only be used for the purpose of a dwelling house: 4. Coverage: 50% 5. Height: 2 storeys 6. Building line: The building line restrictions area of two (2) metres alongside any of the boundaries of the said portion must be maintained. 7. No permanent buildings or structures shall be erected under the 1286,1m contour line (height above sea level) (1:100 year floodline). A benchmark for the 1286,1m height will be provided by the Local Authority will be indemnified of any claim for damage or compensation of whatever nature in the case of floodwater of any nature and includes existing structures and buildings. 8. With the special consent of the Local Authority the above-mentioned requirements may be altered, extended or relaxed.
322	WITKOP 438-IP	51		SPECIAL	D36 & D37	1. The right of free and unrestricted access to Portion 51 (or any later subdivisions thereof) along the existing or new access routes over Orkney Vaal Holiday Resc 2. The owner and / or his successor in title is obliged to without any compensation for the installation of existing or future services (that includes but is not restricted to sewerage-, stormwater drainage, water or electricity reticulation) to allow over Portion 51 (or any later subdivisions thereof) in such a position that would be reasonably and the most beneficial as well as the right of access to Portion 51 (as well as any later subdivisions thereof) for above-mentioned purpose: 3. The property shall only be used for the following purposes: i. One hundred and twenty seven (127) lease hold terrains for caravan stands and or mobile homes and or tent; ii. Communal ablution facilities iii. Separate ablution facilities for caravan stands only with the consent of both the Local Authority and the owner and or the management of the group iv. Related recreational facilities v. The construction of permanent structures and or buildings over and on the caravan stands will only be granted with the consent of both the Local Authority and or the management of the ground. The applicant will be liable for all costs to provide and upgrade of all internal and external services. (a) Coverage: 70% of area of lease hold terrain

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Annexure No	Property Description			Use Zone	Sheet	Additional Rights and / or Restrictions applicable to the property
	Township / Farm / Agricultural Holding	Erf / Portion / Holding Number	Portion of			
						(b) Height: 1 storey vi. Existing parking area must be maintained as such at all times 4. Parking: As Table A in the Town Planning Scheme. 5. No permanent buildings or structures shall be erected under the 1286,1m contour line (height above sea level) (1:100 year floodline). The Local Authority will be indemnified of any claim for damage or compensation of whatever nature in the case of floodwater of any nature and includes existing structures and buildings. 6. Building line: The building line restrictions area of one (1) metre alongside any two (2) boundaries excluding a street boundary of the said lease hold must be maintained 7. With the special consent of the Local Authority the above-mentioned requirements may be altered, extended or relaxed
323	WITKOP 438-IP	55		SPECIAL	D36 & D37	1. The right of free and unrestricted access to Portion 55 (or any later subdivisions thereof) along the existing or new access routes over Orkney Vaal Holiday Resc 2. The owner and / or his successor in title is obliged to without any compensation for the installation of existing or future services (that includes but is not restricted to sewerage-, stormwater drainage, water or electricity reticulation) to allow over Portion 55 (or any later subdivisions thereof) in such a position that would be reasonably and the most beneficial as well as the right of access to Portion 55 (as well as any later subdivisions thereof) for above-mentioned purposes 3. The property shall only be used for the following purposes i. Ninety (90) leasehold terrains for caravan stands and or mobile homes and or tent: ii. Communal ablution. iii. Separate ablution facilities for caravan stands only with the consent of both the Local Authority and the owner and or the management of the ground iv. Related recreational facilities v. The construction of permanent structures and or buildings over and on the caravan stands will only be granted with the consent of both the Local Authority and the owner and or the management of the ground. The applicant will be liable for all costs to provide and upgrade of all internal and external services. (a) Coverage: 70% of area of lease hold terrain (b) Height: 1 storey 4. Parking: As Table A in the Town Planning Scheme. 5. No permanent buildings or structures shall be erected under the 1286,7m contour line (height above sea level) (1:100 year floodline). The Local Authority will be indemnified of any claim for damage or compensation of whatever nature in the case of floodwater of any nature and includes existing structures and buildings. 6. Building line: The building line restrictions area of one (1) metres alongside any two (2) boundaries excluding a street boundary of the said lease hold must be obtained 7. With the special consent of the Local Authority the above-mentioned requirements may be altered, extended or relaxed
324	WITKOP 438-IP	70	REMAINDER	SPECIAL	D36 & D37	1. The right of free and unrestricted access to the Remainder of Portion 70 (or any later subdivisions thereof) along the existing or new access routes over Orkney Vaal Holiday Resc 2. The owner and / or his successor in title is obliged to without any compensation for the installation of existing or future services (that includes but is not restricted to sewerage-, stormwater drainage, water or electricity reticulation) to allow over the Remainder of Portion 70 (or any later subdivisions thereof) in such a position that would be reasonably and the most beneficial as well as the right of access to the Remainder of Portion 70 (as well as any later subdivisions thereof) for above-mentioned purpose 3. The property shall only be used for the following purposes i. Thirty-nine (39) lease hold terrains for caravan stands and or mobile homes or tent: ii. Communal ablution facilities iii. Separate ablution facilities for caravan stands only with the consent of both the Local Authority and the owner and or the management of the ground iv. Related recreational facilities v. The construction of permanent structures and or buildings over and on the caravan stands will only be granted with the consent of both the Local Authority and the owner and or the management of the ground. The applicant will be liable for all costs to provide and upgrade of all internal and external services. (a) Coverage: 70% of area of lease hold terrain (b) Height: 1 storey 4. Parking: As Table A in the Town Planning Scheme. 5. No permanent buildings or structures shall be erected under the 1286,5m contour line (height above sea level) (1:100 year floodline). The Local Authority will be indemnified of any claim for damage or compensation of whatever nature in the case of floodwater of any nature and includes existing structures and buildings. 6. Building line: The building line restriction area of one (1) metre alongside any two (2) boundaries excluding a street boundary of the said lease hold must be maintained 7. With the special consent of the Local Authority the above-mentioned requirements may be altered, extended or relaxed
325	WITKOP 438-IP	54		SPECIAL	D37	1. The right of free and unrestricted access to Portion 54 "Goue Myl" Sectional title Scheme (or any later subdivisions thereof) along the existing or new access routes over Orkney Vaal Holiday Resort. 2. The owner and / or his successor in title is obliged to without any compensation for the installation of existing or future services (that includes but is not restricted to sewerage-, stormwater drainage, water or electricity reticulation) to allow over Portion 54 "Goue Myl" Sectional Title Scheme (or any later subdivisions thereof) in such a position that would be reasonably and the most beneficial as well as the right of access to Portion 54 "Goue Myl" Sectional Title Scheme (as well as any later subdivisions thereof) for above-mentioned purposes. 3. The property shall only be used for the purposes of dwelling units 4. Parking: As Table A of the Town Planning Scheme. 5. Density: Forty-two (42) dwelling units, forty-eight (48) sections 6. Density: Gross floor area of 220 square metres per section and with both the consent of the Local Authority and body corporate of the ground the coverage may be increased as well as the number of sections or dwelling units. 7. Height: 2 storeys 8. Building line: The building line restriction area of two (2) metres alongside any of the boundaries of the said portion must be maintained 9. No permanent buildings and or structures shall be erected under the 1286,7m contour line (height above sea level) (1:100 year flood line). The Local Authority will be indemnified of any claim for damage or compensation of whatever nature and includes existing structures and buildings. 10. With the special consent of the Local Authority the above-mentioned requirements may be altered, extended or relaxed
326	WITKOP 438-IP	73	REMAINDER	SPECIAL	D37	1. The right of free and unrestricted access to the Remainder of Portion 73 (or any later subdivisions thereof) along the existing or new access routes over Orkney Vaal Holiday Resc 2. The owner and / or his successor in title is obliged to without any compensation for the installation of existing or future services (that includes but is not restricted to sewerage-, stormwater drainage, water or electricity reticulation) to allow over the Remainder of Portion 73 (or any later subdivisions thereof) in such a position that would be reasonably and the most beneficial as well as the right of access to the Remainder of Portion 73 (as well as any later subdivisions thereof) for above-mentioned purpose 3. The property shall only be used for the establishment of dwelling units, dwelling houses and residential building 4. No permanent buildings or structures shall be built under the 1287,1m contour line (height above sea level) (1:100 year floodline). A benchmark for the 1287,1m height will be provided by the Local Authority. The Local Authority will be indemnified of any claim for damage or compensation of whatever nature in case of floodwater of any nature and includes existing structures or buildings. 5. Parking: As Table A of the Town Planning Scheme. 6. Coverage: 40% 7. Building line: The building line restriction area of two (2) metres alongside any of the boundaries of the said portion must be maintained 8. With the special consent of the Local Authority above-mentioned requirements may be altered, extended or relaxed
327	WITKOP 438-IP	80		SPECIAL	D37	1. The right of free and unrestricted access to Portion 80 (a portion of Portion 73) (or any later subdivisions thereof) along the existing or new access routes over Orkney Vaal Holiday Resort. 2. The owner and / or his successor in title is obliged to without any compensation for the installation of existing or future services (that includes but is not restricted to sewerage-, stormwater drainage, water or electricity reticulation) to allow over Portion 80 (a portion of Portion 73) (or any later subdivisions thereof) in such a position that would be reasonably and the most beneficial as well as the right of access to Portion 80 (a portion of Portion 73) (as well as any later subdivisions thereof) for above-mentioned purpose 3. The property shall only be used for the establishment of dwelling units, dwelling houses and residential building: 4. Coverage: 50% 5. Height: 1 storey 6. Building line: The building line restriction area of two (2) metres alongside any of the boundaries of the said portion must be maintained 7. No permanent buildings or structures shall be built under the 1287,1m contour line (height above sea level) (1:100 year floodline). A benchmark for the 1287,1m height will be provided by the Local Authority. The Local Authority will be indemnified of any claim for damage or compensation of whatever nature in case of floodwater of any nature and includes existing structures or buildings.

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Annexure No	Property Description			Use Zone	Sheet	Additional Rights and / or Restrictions applicable to the property
	Township / Farm / Agricultural Holding	Erf / Portion / Holding Number	Portion of			
328	WITKOP 438-IP	53		SPECIAL	D36 & D37	1. The right of free and unrestricted access to Portion 53 (or any later subdivisions thereof) along the existing or new access routes over Orkney Vaal Holiday Resort. 2. The owner and / or his successor in title is obliged to without any compensation for the installation of existing or future services (that includes but is not restricted to sewerage-, stormwater drainage, water or electricity reticulation) to allow over Portion 53 (or any later subdivisions thereof) in such a position that would be reasonably and the most beneficial as well as the right of access to Portion 53 (as well as any later subdivisions thereof) for above-mentioned purposes: 3. The property shall only be used for the establishment of dwelling units. 4. Coverage: 70% of the area of Predial Rights 5. Parking: As Table A of the Town Planning Scheme. 6. Height: 2 storeys 7. Building line: The building line restriction area of one and a half (1,5) metres alongside any of the boundaries of the said portion must be maintained 8. With both the consent of the Local Authority and the owner of body corporate of the ground, the above-mentioned requirements may be altered, extended or relaxed 9. No permanent buildings or structures shall be built under the 1286,9m contour line (height above sea level) (1:100 year floodline). A benchmark for the 1286,9m height will be provided by the Local Authority. The Local Authority will be indemnified of any claim for damage or compensation of whatever nature in case of floodwater of any nature and includes existing structures or buildings.
329	WITKOP 438-IP	69	REMAINDER	SPECIAL	D36 & D37	1. The right of free and unrestricted access to the Remainder of Portion 69 (or any later subdivisions thereof) along the existing or new access routes over Orkney Vaal Holiday Resort 2. The owner and / or his successor in title is obliged to without any compensation for the installation of existing or future services (that includes but is not restricted to sewerage-, stormwater drainage, water or electricity reticulation) to allow over the Remainder of Portion 69 (or any later subdivisions thereof) in such a position that would be reasonably and the most beneficial as well as the right of access to the Remainder of Portion 69 (as well as any later subdivisions thereof) for above-mentioned purposes 4. No permanent buildings or structures shall be built under the 1286,5m contour line (height above sea level) (1:100 year floodline). A benchmark for the 1286,5m height will be provided by the Local Authority. The Local Authority will be indemnified of any claim for damage or compensation of whatever nature in case of floodwater of any nature and includes existing structures or buildings.
330	WITKOP 43-IP	79		SPECIAL	D37	1. The right of free and unrestricted access to Portion 79 (or any later subdivisions thereof) along the existing or new access routes over Orkney Vaal Holiday Resort 2. The owner and / or his successor in title is obliged to without any compensation for the installation of existing or future services (that includes but is not restricted to sewerage-, stormwater drainage, water or electricity reticulation) to allow over Portion 79 (or any later subdivisions thereof) in such a position that would be reasonably and the most beneficial as well as the right of access to Portion 79 (as well as any later subdivisions thereof) for above-mentioned purposes: 3. The property shall only be used for the purposes of dwelling units, dwelling houses and residential building 4. Related recreational facilities 5. No permanent buildings or structures shall be built under the 1286,1m contour line (height above sea level) (1:100 year floodline). A benchmark for the 1286,1m height will be provided by the Local Authority. The Local Authority will be indemnified of any claim for damage or compensation of whatever nature in case of floodwater of any nature and includes existing structures or buildings.
331	WITKOP 438-IP	77		SPECIAL	D37	1. The right of free and unrestricted access to Portion 77 (or any later subdivisions thereof) along the existing or new access routes over Orkney Vaal Holiday Resort 2. The owner and / or his successor in title is obliged to without any compensation for the installation of existing or future services (that includes but is not restricted to sewerage-, stormwater drainage, water or electricity reticulation) to allow over Portion 77 (or any later subdivisions thereof) in such a position that would be reasonably and the most beneficial as well as the right of access to Portion 77 (as well as any later subdivisions thereof) for above-mentioned purposes: 3. The property shall only be used for the establishment of fourteen (14) dwelling units 4. Building line: The building line restriction area of two (2) metres alongside any of the boundaries of the said portion must be maintained 5. Parking: As Table A of the Town Planning Scheme. 6. Coverage: 50% 7. Height: 1 storey 8. No permanent buildings or structures shall be built under the 1286,1m contour line (height above sea level) (1:100 year floodline). A benchmark for the 1286,1m height will be provided by the Local Authority. The Local Authority will be indemnified of any claim for damage or compensation of whatever nature in case of floodwater of any nature and includes existing structures or buildings. 9. With the special consent of the Local Authority the above-mentioned requirements may be altered, extended or relaxed.
332	WITKOP 438-IP	76		SPECIAL	D37	1. The right of free and unrestricted access to Portion 76 (or any later subdivisions thereof) along the existing or new access routes over Orkney Vaal Holiday Resort 2. The owner and / or his successor in title is obliged to without any compensation for the installation of existing or future services (that includes but is not restricted to sewerage-, stormwater drainage, water or electricity reticulation) to allow over Portion 76 (or any later subdivisions thereof) in such a position that would be reasonably and the most beneficial as well as the right of access to Portion 76 (as well as any later subdivisions thereof) for above-mentioned purposes: 3. The property shall only be used for the establishment of ten (10) dwelling units 4. Building line: The building line restriction area of two (2) metres alongside any of the boundaries of the said portion must be maintained 5. Parking: As Table A of the Town Planning Scheme. 6. Coverage: 50% 7. Height: 1 storey 8. No permanent buildings or structures shall be built under the 1286,7m contour line (height above sea level) (1:100 year floodline). A benchmark for the 1286,7m height will be provided by the Local Authority. The Local Authority will be indemnified of any claim for damage or compensation of whatever nature in case of floodwater of any nature and includes existing structures or buildings. 9. With the special consent of the Local Authority the above-mentioned requirements may be altered, extended or relaxed.
333	WITKOP 438-IP	72		SPECIAL	D37	1. The right of free and unrestricted access to Portion 72 (or any later subdivisions thereof) along the existing or new access routes over Orkney Vaal Holiday Resort 2. The owner and / or his successor in title is obliged to without any compensation for the installation of existing or future services (that includes but is not restricted to sewerage-, stormwater drainage, water or electricity reticulation) to allow over Portion 72 (or any later subdivisions thereof) in such a position that would be reasonably and the most beneficial as well as the right of access to Portion 72 (as well as any later subdivisions thereof) for above-mentioned purposes: 3. The property shall only be used for the establishment of dwelling units and dwelling house: 4. Parking: As Table A of the Town Planning Scheme. 5. Density: Seventy nine (79) dwelling units 6. Coverage: Gross floor area of 210 square metres per section and with both the consent of the Local Authority and body corporate of the ground the coverage may be increased as well as the number of sections or dwelling units. 7. Height: 2 storeys 8. First floor area may not exceed ground floor area 9. Building line: The building line restriction area of one and a half (1,5) metres alongside any of the boundaries of the said portion must be maintained 10. No permanent buildings or structures shall be built under the 1287,0m contour line (height above sea level) (1:100 year floodline). A benchmark for the 1287,0m height will be provided by the Local Authority. The Local Authority will be indemnified of any claim for damage or compensation of whatever nature in case of floodwater of any nature and includes existing structures or buildings. 11. With the special consent of the Local Authority the above-mentioned requirements may be altered, extended or relaxed 12. If any of the above-mentioned title deed restrictions wants to be exceeded an application for the abolition of the applicable title deed restrictions must be done in conjunction with the Local Authority and the body corporate.
334	KANANA EXTENSION 5	14066		INSTITUTIONAL	D27	1. The erf may also be used for the purposes of shops and offices
335	ORKNEY	3512	PORTION	SPECIAL	D36	1. The erf shall only be used for the purposes of overnight facilities (twelve (12) units
336	KANANA EXTENSION 11	11825		SPECIAL	D35	1. The erf shall only be used for the purposes of a place of refreshment and place of amusement (tavern) as well as a dwelling house 2. Coverage: 60% 3. Height: 2 storeys
337	ORKNEY ORKNEY ORKNEY ORKNEY ORKNEY ORKNEY	1802 1805 1822 1825 1826 2858		SPECIAL SPECIAL SPECIAL SPECIAL SPECIAL SPECIAL	D36 D36 D36 D36 D36 D36	1. The erf shall only be used for the purposes of a guest house, twenty (20) dwelling units, a place of refreshment as well as public worship and purposes incidental thereto
338	NOOITGEDACHT 434-IP	90		SPECIAL	D20	1. The property shall only be used for the purposes of a café and greengrocer's shop 2. Height: 2 storeys 3. Coverage: 50% provided that the Local Authority may increase the coverage to 70% 4. Parking: 2 parking bays per 100 square metres gross leasable floor area
339	ORKNEY EXTENSION 1	2215		SPECIAL	D28 & D36	1. The erf shall be used solely for the business of a hotel and purposes incidental thereto or for such other purposes as may be permitted, and subject to such requirements as may be determined by the Local Authority.



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340	NOOITGEDACHT 434-IP	21	PORTION	SPECIAL	D20	1. The property may be used for "Commercial" purposes
341	NOOITGEDACHT 424-IP	47	PORTION	SPECIAL	D20	1. The property shall only be used for the purposes of a transport undertaking (including repair work and maintenance of vehicles) and purposes incidental thereto.
	NOOITGEDACHT 434-IP	83		SPECIAL	D19 & D20	
342	KANANA EXTENSION 2	2595		SPECIAL	D27	1. The property may be used for telecommunication purposes and purposes incidental thereto
	ORKNEY	1126	1	SPECIAL	D36	
343	KANANA	2268		SPECIAL	D27	1. The property shall only be used for the purposes of electricity supply and purposes incidental thereto.
	NOOITGEDACHT 434-IP	138		SPECIAL	D27	
344	TIGANE EXTENSION 4	2759		MUNICIPAL	A63	1. The registered owner of the erf shall erect a physical barrier consisting of a 1,3m high wire fence or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Transport, Roads and Public Works, North West Province, before or during development of the erf along the boundary thereof abutting on Provincial Road P56/1 and shall maintain such fence in good order and repair
345	HARTBEESTFONTEIN 297-IP	203	PORTION	SPECIAL	A63	The property shall only be used for the purposes of a place of refreshment, drive-in restaurant, meat distribution centre as well as a shc Conditions: 1. Maximum floor area: 900 square metres 2. Height: 1 storey 3. A site development plan, drawn to a scale of 1:500 or such other scale as the Local Authority may approval shall be submitted to the Local Authority for approval prior to the submission of building plans. 4. The registered owner of the portion shall erect a physical barrier consisting of a 0,7m high brick wall before or during development of the portion along the southern boundary thereof abutting on Provincial Road P56/1 to the satisfaction of the Local Authority and shall maintain such a fence to the satisfaction of the Local Authority. 5. The registered owner of the portion shall arrange for the drainage of the portion to fit in with that of Provincial Road P56/1 and for all stormwater running off or being diverted from the road to be received and disposed of.
346	HARTBEESTFONTEIN 297-IP	194	1 2 3 4 REMAINDER	BUSINESS 1	A63	1. The erf may also be used for the purpose of a light workshop 2. Coverage: 70% 3. Height: 2 storeys
347	HARTBEESTFONTEIN 297-IP	95	REMAINDER	SPECIAL	A71	The property shall only be used for the purposes of offices and a dwelling unit Conditions: 1. Maximum height: 2 storeys 2. Maximum coverage: 40% 3. Parking: Offices - 4 parking bays per 100 square metres gross leasable floor office floor are Consulting Rooms - 6 parking bays per 100 square metres gross leasable floor are
348	HARTBEESFONTEIN EXTENSION 15	665		SPECIAL	A71	1. The erven shall only be used for the purposes of a Cooperative Company and for purposes in connection therewith, provided that the retail use shall be subordinate to and related to the main use.
	HARTBEESFONTEIN EXTENSION 15	668		SPECIAL	A71	2. Effective paves parking spaces together with the necessary manoeuvring area shall be provided to the satisfaction of the Local Authority in the ration of 1 parking place per 100 square metres of gross leasable shop, office, commercial and industrial floor area.
349	FLAMWOOD	305	PORTION OF REMAINDER	SPECIAL	D4	1. The erf shall only be used for the purposes of parking
	STILFONTEIN	104		SPECIAL	D6	
	STILFONTEIN EXTENSION 4	3534		SPECIAL	D6	
	TIGANE	405		SPECIAL	A63	
	TOWNLANDS OF KLERKSDORP 424-IP	549		SPECIAL	D12	
	WILKOPPIES EXTENSION 4	577	1	SPECIAL	D4	
350	ADAMAYVIEW	1		SPECIAL	D4	1. The property shall only be used for the purposes of a public garage
	ALABAMA	142		SPECIAL	D2	
	BOETRAND	228		SPECIAL	D12	
	BOETRAND	323		SPECIAL	D12	
	DOMINION REEFS	27		SPECIAL	C15	
	ELLATON	1057		SPECIAL	D20	
	ELLATON	1057		SPECIAL	D20	
	ELLATON	1059		SPECIAL	D20	
	ELLATON	646		SPECIAL	D20	
	ELLATON	673		SPECIAL	D20	
	FLIMIEDA	543		SPECIAL	D4	
	JOUBERTON	8622		SPECIAL	D11	
	JOUBERTON EXTENSION 12	7048		SPECIAL	D11	
	KANANA	1513		SPECIAL	D27	
	KHUMA	2522		SPECIAL	D7	
	KLERKSDORP	1179		SPECIAL	D4	
	KLERKSDORP	1180		SPECIAL	D4	
	KLERKSDORP	1181		SPECIAL	D4	
	KLERKSDORP	2163		SPECIAL	D4	
	KLERKSDORP EXTENSION 33	2152		SPECIAL	D4	
	LA HOFF	938		SPECIAL	B76	
	MAPAISKRAAL 441-IP	2		SPECIAL	D22	
	NESEERHOF	11		SPECIAL	D12	
	ORKNEY	2841		SPECIAL	D36	
	ORKNEY	2860		SPECIAL	D36	
	ORKNEY	2887		SPECIAL	D36	
	ORKNEYPARK	31		SPECIAL	D36	
	SAKHROL EXTENSION 1	150		SPECIAL	D2	
	STILFONTEIN EXTENSION 3	1595		SPECIAL	D6	
	STILFONTEIN EXTENSION 3	1809		SPECIAL	D6	
	STILFONTEIN EXTENSION 4	1991		SPECIAL	D6	
	WILKOPPIES	56		SPECIAL	D4	
	WILKOPPIES EXTENSION 4	525		SPECIAL	D4	
351	WILKOPPIES	199		SPECIAL	D4	1. The erf shall be used solely for the purposes of a guest house
352	WILKOPPIES	19		SPECIAL	D4	1. The property shall be used solely for the purposes of medical consulting rooms and professional offices.
	KLERKSDORP	571		SPECIAL	D4	

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Annexure No	Property Description			Use Zone	Sheet	Additional Rights and / or Restrictions applicable to the property
	Township / Farm / Agricultural Holding	Ert / Portion / Holding Number	Portion of			
353	REEBOKFONTEIN-WES 395 IP	5	REMAINDER	CONSERVATION	B52, B53, B60, B61	<p>1. The property shall only be used for the purposes of a public resort consisting of</p> <p>1.1 a 5 hectare rest camp consisting of 10 chalets with a total of 30 beds</p> <p>1.2 a caravan park with a maximum of 10 caravan stands</p> <p>1.3 a tent park with a maximum of 20 stands</p> <p>1.4 an open air restaurant consisting of a kitchen, bar, braai area, storeroom, conference centre and lapa with a maximum floor area of 600 square metre</p> <p>1.5 a picnic site with a maximum area of 2ha for a maximum of 80 day visitor</p> <p>1.6 a swimming pool with a combined maximum water area of 60 square metres and an ablution block of at least 35 square metre</p> <p>1.7 a hiking trail of at least 4km</p> <p>1.8 horse riding facilities</p> <p>1.9 an animal farm for children</p> <p>2. Development shall be subject to the following conditions:</p> <p>2.1 chalets must be spaced at least 17m apart</p> <p>2.2 personnel accommodation must be effectively screened off from the remainder of the development</p> <p>2.3 the rights in respect of the restaurant and conference centre is subservient to the existence of the resort and shall lapse if the resort is abandoned or ceases to exist</p> <p>2.4 the following facility must be provided to the satisfaction of the local authority prior to the resort being opened for visitors</p> <p>2.4.1 a 5 hectare rest camp consisting of 10 chalets with a total of 30 beds</p> <p>2.4.2 a caravan park with a maximum of 10 caravan stands</p> <p>2.4.3 a tent park with a maximum of 20 stands</p> <p>2.4.4 an open air restaurant consisting of a kitchen, bar, braai area, storeroom, conference centre and lapa with a maximum floor area of 600 square metres</p> <p>2.4.5 a picnic site with a maximum area of 2ha for a maximum of 80 day visitors</p> <p>2.4.6 a swimming pool with a combined maximum water area of 60 square metres and an ablution block of at least 35 square metres</p> <p>2.5 phasing of the resort shall be to the satisfaction of the local authority</p> <p>2.6 an area of at least 35m around the dam(s) and rivers must be kept free from buildings and structures and no residential development may take place within the 1:50 year flood line</p> <p>2.7 a site development plan must, if required by the local authority, be compiled to the satisfaction of the local authority and be submitted for approval prior to the submission of any building plans.</p> <p>No buildings may be erected on the property prior to the approval of such site development plan. The whole development on the property must be in accordance with the approved site development plan provided that such site development plan may be amended from time to time with written permission of the local authority.</p> <p>2.8 Sanitary facilities must be provided to the satisfaction of the local authority</p> <p>2.9 no stand, portion of or share in the resort or land or building or in the holding company which conveys any rights of occupation for a period exceeding three months in a calendar year may be sold, leased of alienated in any way without the written consent of the Administrator. (The restriction on the period of occupation is not applicable to personnel.)</p> <p>2.10 the owner of the resort shall make the necessary arrangements to the satisfaction of the local authority to supply any information or other documents that the local authority may require as proof that the period of occupation by any visitor to the resort does not exceed the prescribed period.</p>
354	GOEDGENOEG 431 IP	33		AGRICULTURAL	D34, D42	<p>1. The property may also be utilised for the purposes of a general dealer and a café subject to the following conditions:</p> <p>1.1 If required by the Local Authority, sanitary facilities shall be provided to the satisfaction of such authority.</p> <p>1.2 A maximum of 225 square metres gross floor space be allowed for the development of a general dealer, green grocer and café.</p>
355	WOLVERAND 425 IP	31	REMAINDER	AGRICULTURAL	D1, D9	<p>1. The property may also be utilised for the purposes of a factory for the freezing, packaging and selling of meat scraps subject to the following conditions:</p> <p>1.1 The rights shall be restricted to the freezing, packaging and selling of meat scraps in a building with a maximum total floor area of 1092 square metres.</p> <p>1.2 Sanitary facilities must be provided to the satisfaction of the Local Authority.</p>
356	BRAKPAN 251 IP	12		AGRICULTURAL	A21	<p>1. The property may also be utilised for the purposes of a general dealer subject to the following conditions:</p> <p>1.1 The general dealer shall be restricted to a maximum floor area of 75 square metres (store area included).</p> <p>1.2 No new buildings may be erected closer than 95 metres from the centre line of Road P56-1 without the written approval of the Controlling Authority.</p> <p>1.3 Access to road P56-1 shall only be allowed at the existing kilometre beacon 27,1. All other accesses must be closed by the applicant / owner with a wire fence in accordance with the most recent standards of the Department of Transport, Roads and Public Works. The applicant / owner shall design, build and maintain the access to Road P56-1 to the satisfaction of the concerned Regional Engineer, Potchefstroom.</p> <p>1.4 No advertisements may be displayed along Road P56-1.</p> <p>1.5 Sanitary facilities must be provided to the satisfaction of the Local Authority</p>
357	PALMIETFONTEIN 403 IP	24		HIGH POTENTIAL / UNIQUE	B77	<p>1. The property may also be utilised for the purposes of a butchery with cold rooms as well as an office area subject to the following conditions:</p> <p>1.1 The rights shall be restricted to a:</p> <p>1.1.1 butchery with cold rooms, toilets and washing facilities with a maximum floor area of 200 square metres</p> <p>1.1.2 office area for private use with a maximum floor area of 100 square metres</p> <p>1.2 Sanitary facilities must be provided to the satisfaction of the Local Authority.</p> <p>1.3 No new buildings may be erected closer than 95 metres from the centre line of Road 586.</p> <p>1.4 Only existing accesses to the business may be utilised and shall be maintained to the satisfaction of the Regional Engineer, Potchefstroom.</p> <p>1.5 No advertisements may be displayed along Road 586.</p>
358	PALMIETFONTEIN 403 IP	45		AGRICULTURAL	B69	<p>1. The property may also be utilised for the purposes of a warehouse subject to the following conditions:</p> <p>1.1 The rights shall be restricted to a warehouse of 200 square metres for the distribution of agricultural products only.</p> <p>1.2 No packaging may take place.</p> <p>1.3 Sanitary facilities must be provided to the satisfaction of the Local Authority.</p> <p>1.4 Access can be obtained by means of the service road servicing the property.</p>
359	WOLVERAND 425 IP	9		AGRICULTURAL	D1, D9	<p>1. The property may only be used for the purposes of a general dealer, filling station, café and overnight facilities subject to the following condition</p> <p>1.1 A site development plan shall (if required by the Local Authority, be compiled to the satisfaction of the Local Authority and shall be submitted to the Local Authority for approval prior to the development of the property)</p> <p>1.2 Sanitary facilities shall be provided to the satisfaction of the Local Authority, if required</p> <p>1.3 The development shall be subject to all conditions imposed by the Department of Transport, Roads and Public Works as attached to the original permit (Reference 11/1/1/3-425If</p> <p>1.4 The overnight facilities may only be utilised for heavy vehicles or vehicles in possession of a valid transport permit of the relevant government organisation</p> <p>1.5 The café and general dealer shall be restricted to 200 square metres</p> <p>1.6 The overnight facilities shall be restricted to 300 square metres</p> <p>1.7 The café and general dealer must be conducted from one building</p> <p>1.8 The building restriction of 95 metres measured from the centre line of Road P3-4 must be maintained</p> <p>1.9 Ingress to / from Road P3-4 shall be allowed following consultation with the Regional Engineer, Potchefstroom but shall not be nearer than 600 metres from the junction of Road 83;</p> <p>1.10 The applicant must at own cost widen the reserve of the road to provide for a width of 62 metres, plus the widenings of the access / junction of roads, if and when required by the Director of Roads.</p> <p>1.11 The access shall be used solely for the purposes stated and the approval of the access shall lapse if it used for any other purpose or for more purposes as mentioned</p> <p>1.12 The Director of Roads may, if and when required</p> <p>1.12.1 Restrict the access to one lane of double carriage road</p> <p>1.12.2 Restrict the access to left turning movements only</p> <p>1.12.3 Close such access and required that an alternative access be used</p> <p>1.13 The applicant shall be responsible for all costs in respect of the planning, design, construction and maintenance of the access to the satisfaction of the Regional Engineer. If and when in the opinion of the Director of Roads it may be necessary to plan, design and construct the access to a higher standard the applicant or his successor in title shall be responsible to undertake such work at its own cost within six (6) months after having been ordered by the Director of Roads</p> <p>1.14 The applicant shall exonerate the Department of Transport, Roads and Public Works from any claim which may arise from any incident or action as a result of the applicant's activities within the road reserve. For this purpose the applicant shall obtain an exoneration policy to the amount of R100 000 at his own cost. The applicant may however not commence with work within the road reserve prior to the written authorisation of the Regional Engineer and prior to proof of the policy mentioned above having been taken out and all moneys in respect thereof having been paid.</p> <p>1.15 The road, drainage and possible existing services may not be damaged or disturbed and precaution must be taken for the protection thereof. The applicant shall be responsible for any damage or claim which may arise from the construction or maintenance of the access.</p> <p>1.16 No ingress to or egress from the road across the line of no access as indicated schematically on plan T78/1/25 shall be allowed</p> <p>1.17 A physical barrier consisting of a wire fence according to the most recent standards of the Department of Transport, Roads and Public Works shall be erected by the applicant at his own cost to the satisfaction of the Regional Engineer along the line of no access.</p>

## Annexures

[illegible]

# Klerksdorp Land Use Management Scheme - 2005

## Annexures

Annexure No	Property Description			Use Zone	Sheet	Additional Rights and / or Restrictions applicable to the property
	Township / Farm / Agricultural Holding	Erf / Portion / Holding Number	Portion of			
	JOUBERTON EXTENSION 9	23453		SPECIAL	D10	
	JOUBERTON EXTENSION 9	23454		SPECIAL	D10	
	JOUBERTON EXTENSION 9	23455		SPECIAL	D10	
	JOUBERTON EXTENSION 9	23456		SPECIAL	D10	
	JOUBERTON EXTENSION 9	23464		SPECIAL	D10	
369	JOUBERTON EXTENSION 15	15941		INSTITUTIONAL	D18	1. The erf may also be used for the purposes of shops and offices.
	JOUBERTON EXTENSION 19	19433		INSTITUTIONAL	D10	
	JOUBERTON EXTENSION 20	20327		INSTITUTIONAL	D10	
370	JOUBERTON EXTENSION 19	18319		MUNICIPAL	D10	1. The registered owner of the erf shall erect a physical barrier consisting of a 1,3m high wire fence or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Transport, Roads and Public Works, North West Province before or during development of the erf along the eastern and western boundaries thereof, between the north-eastern beacon of the erf and a point 65m from such beacon as well as between the north-western beacon of the erf and a point 65m from such beacon and shall maintain such fence in good order and repair.
371	JOUBERTON EXTENSION 19	18519		BUSINESS 2	D10	1. The registered owner of the erf shall erect a physical barrier consisting of a 1,3m high wire fence, or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Transport, Roads and Public Works, North West Province before or during development of the erf along the western boundary thereof, between the north-western beacon of the erf and a point 65m from such beacon and shall maintain such fence in good order and repair.
372	JOUBERTON EXTENSION 19	18520		MUNICIPAL	D10	1. The registered owner of the erf shall erect a physical barrier consisting of 1,3m high wire fence, or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Transport, Roads and Public Works, North West Province before or during development of the erf along the boundary thereof abutting on Provincial Road P3-4 and shall maintain such fence in good order and repair.
373	JOUBERTON EXTENSION 19	18524		RESIDENTIAL 1	D10	1. The registered owner of the erf shall erect a physical barrier consisting of a 1,3m high wire fence, or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Transport, Roads and Public Works, North West Province before or during development of the erf along the eastern boundary of the erf and shall maintain such fence in good order and repair.
374	JOUBERTON EXTENSION 19	19141		RESIDENTIAL 1	D10	1. The registered owner of the erf shall erect a physical barrier consisting of a 1,3m high wire fence, or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Transport, Roads and Public Works, North West Province before or during development of the erf, along the north-western boundary thereof between the north-western beacon of the erf and a point 15m from such beacon and shall maintain such fence in good order and repair.
375	JOUBERTON EXTENSION 19	19613		PUBLIC OPEN SPACE	D10	1. The registered owner of the erf shall erect a physical barrier consisting of a 1,3m high wire fence, or a barrier of such material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Transport, Roads and Public Works, North West Province before or during development of the erf along the boundary thereof abutting on Provincial Road P304 as well as the north-eastern and north-western boundaries thereof and shall maintain such fence in good order and repair.
376	JOUBERTON EXTENSION 19	19614		PUBLIC OPEN SPACE	D10	1. The registered owner of the erf shall erect a physical barrier consisting of a 1,3m high wire fence, or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Transport, Roads and Public Works, North West Province before or during development of the erf along the boundary thereof abutting on Provincial Road P3-4 as well as the north-western boundary thereof and shall maintain such fence in good order and repair.
377	JOUBERTON EXTENSION 19	19616		PUBLIC OPEN SPACE	D10	1. The registered owner of the erf shall erect a physical barrier consisting of a 1,3m high wire fence, or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Transport, Roads and Public Works, North West Province before or during development of the erf along the boundary thereof abutting on Provincial Road P3-4 as well as the north-eastern boundary and eastern boundary thereof, between the north-eastern beacon of the erf and a point 54m from such beacon and shall maintain such fence in good order and repair.
378	JOUBERTON EXTENSION 19	19619		PUBLIC OPEN SPACE	D10	1. The registered owner of the erf shall erect a physical barrier consisting of a 1,3m high wire fence, or a barrier consisting of a 1,3m high wire fence, or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Transport, Roads, and Public Works, North West Province before or during development of the erf along the boundary thereof abutting on Provincial Road P3-4 as well as the north-western boundary and the western boundary thereof, between the north-western beacon of the erf and a point 54m from such beacon and shall maintain such fence in good order and repair.
379	ROODEPOORT 435-IP	20		SPECIAL	D19	1. The property shall only be used for the purposes of dwelling units as well as any further uses with the special consent of the Local Authority. 2. Total dwelling units: 40
380	FLIMIEDA	296		RESIDENTIAL 2	D4	1. Density: 3 dwelling units per erf
	FLIMIEDA	297		RESIDENTIAL 2	D4	
	FLIMIEDA	298		RESIDENTIAL 2	D4	
382	WILKOPPIES EXTENSION 4	426		BUSINESS 2	D4	1. Coverage: 80%
383	FLAMWOOD	125		SPECIAL	D4	1. The property shall only be used for the purposes of offices as well as other uses with the consent of the Local Authority. 2. Coverage: 60% 3. Height: 1 storey
384	KLERKSDORP EXTENSION 4	1493		SPECIAL	D4	1. The property shall only be used for the purposes of dwelling units, dwelling house, guesthouse as well as other purposes with the special consent of the Local Authority. 2. Coverage: 70% 3. Height: 1 storey
385	WILKOPPIES EXTENSION 4	457		BUSINESS 2	D4	1. Coverage: 60% 2. Height: 1 storey
386	ELANDSHEUVEL 402-IP	186	PORTION	SPECIAL	D4	1. The property shall only be used for the purposes of dwelling units, workshops, fitment centres, shops, service enterprise as well as other purposes with the special consent of the Local Authority. 2. Coverage: Limited to portion of the property. 3. Height: 1 storey
387	WILKOPPIES EXTENSION 4	455		BUSINESS 2	D4	1. The property shall only be used for the purposes of shops and other uses with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 1 storey
388	ADAMAYVIEW	3		SPECIAL	D4	1. The property shall only be used for the purposes of shops, service enterprise, professional offices and other uses with the special consent of the Local Authority. 2. Coverage: 70% 3. Height: 1 storey
389	WILKOPPIES EXTENSION 4	430		SPECIAL	D4	1. The property shall be used for the purposes of professional offices, institutional uses, service enterprise, shops and other uses with the special consent of the Local Authority.
390	WILKOPPIES EXTENSION 4	404		SPECIAL	D4	1. The properties may only be used for the purposes of service enterprises, offices, shops and professional offices (including medical uses) and other uses with the special consent of the Local Authority.
	WILKOPPIES EXTENSION 4	429		SPECIAL	D4	
391	FLAMWOOD	70		SPECIAL	D4	1. The properties may only be used for the purposes of service enterprises, offices, shops and professional offices, place of refreshment and other uses with the special consent of the Local Authority.
392	FLAMWOOD	29		SPECIAL	D4	1. The property shall only be used for the purposes of a dwelling house, shops, service enterprise, professional offices as well as other purposes with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 2 storeys
393	WILKOPPIES EXTENSION 33	1240	PORTION	SPECIAL	B76	1. The property may only be used for the purposes of an accommodation enterprise.
394	WILKOPPIES EXTENSION 18	915		SPECIAL	B76	1. The property may only be used for the purposes of an accommodation enterprise and shop (computer hardware, -software and -consumer goods as well as stationery).
395	ELANDSHEUVEL 402-IP	270	REMAINDER	SPECIAL	D3	1. The property shall only be used for the purposes of light industries, service industries, place of refreshment, dwelling unit and a residential building as well as other uses with the special consent of the Local Authority.
396	WILKOPPIES	130		SPECIAL	D4	1. The property shall only be used for the purposes of a guesthouse, conference facility as well as other uses with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 2 storeys
397	ADAMAYVIEW	165		SPECIAL	D4	1. The property shall only be used for the purposes of shops, offices and service industry as well as other uses with the special consent of the Local Authority.

# Klerksdorp Land Use Management Scheme - 2005

## Annexures

Annexure No	Property Description		Use Zone	Sheet	Additional Rights and / or Restrictions applicable to the property	
	Township / Farm / Agricultural Holding	Erf / Portion / Holding Number				
398	KLERKSDORP EXTENSION 6	1507		SPECIAL	D4	1. The property shall only be used for the purposes of professional offices, shops, service enterprise as well as other uses with the special consent of the Local Authority. 2. Height: 1 storey 3. Coverage: 60%
399	ELANDSHEUVEL 402-IP	284		SPECIAL	D4	1. The property shall only be used for the purposes of professional offices (estate agency) as well as other uses with the special consent of the Local Authority.
400	FLAMWOOD	155		SPECIAL	D4	1. The property shall only be used for the purposes of offices, service enterprises and other uses with the special consent of the Local Authority. 2. Height: 2 storeys 3. Coverage: 60%
401	ELANDSHEUVEL 402-IP	419		SPECIAL	D4	1. The property shall only be used for the purposes of service enterprises, shops, offices, place of refreshment and purposes incidental thereto as well as other purposes with the special consent of the Local Authority. 2. Coverage: 70%
402	NOOITGEDACHT 434-IP	12		SPECIAL	D20	1. The property shall only be used for the purposes of a river lodge facilities (chalets and caravan park), 4 X 4 and motorcycle courses, place of amusement, place of refreshment, social hall and recreational facilities.
403	SAKHROL EXTENSION 1	149		SPECIAL	D2	1. The property shall only be used for the purposes of social halls, places of refreshment, places of amusement as well as sport and recreational purposes.
404	WILKOPPIES	254	REMAINDER	SPECIAL	D4	1. The property shall only be used for the purposes of professional offices (medical), service enterprise and other uses with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 1 storey
405	JOUBERTON EXTENSION 20	19669		INSTITUTIONAL	D10	1. The erf may also be used for the purposes of shops and offices. 2. The registered owner of the erf shall erect a physical barrier consisting of a 2m high brick of concrete wall or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Transport, Roads and Public works, North West Province before or during development of the erf along the north-eastern boundary as well as the eastern boundary between the north-eastern boundary between the north-eastern beacon of the erf and a point 25m from such beacon and shall maintain such wall in good order and repair.
406	FLAMWOOD WILKOPPIES EXTENSION 4 WILKOPPIES EXTENSION 4	126 451 432		SPECIAL SPECIAL SPECIAL	D4 D4 D4	1. The erf shall only be used for the purposes of residential uses, professional offices, service enterprises and shops as well as other uses with the special consent of the Local Authority. 2. Coverage: 70% 3. Height: 2 storeys
407	KAFFERSKRAAL 400-IP	161		SPECIAL	D2 & D3	1. The property shall only be used for the following purposes: 1.1 Resort consisting of: 1.1.1 32 double rooms 1.1.2 17 single rooms 1.1.3 14 "backpacker" rooms 1.1.4 recreational facilities (picnic area, lapa and swimming pool) 1.1.5 administration facilities (five (5) offices) 1.2 Conference facility (capacity - 100 people) 1.3 Social hall (capacity - ±700 people) 1.4 Place of amusement 1.5 Place of refreshment (capacity - 100 people)
408	FREEMANVILLE	63		SPECIAL	D3	1. The property may only be used for the purposes of an accommodation enterprise and place of refreshment as well as other uses with the special consent of the Local Authority.
409	COLLERVILLE EXTENSION 2	54		SPECIAL	D3	1. The property shall only be used for the purposes of light industries, services industries, service enterprise, offices as well as other uses with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 1 storey
410	FREEMANVILLE	134		SPECIAL	D3	1. The property shall only be used for the purposes of seven (7) dwelling units as well as a secondhand vehicle dealer. 2. Coverage: 70% 3. Height: 1 storey
411	FREEMANVILLE	78		SPECIAL	D3	1. The property shall only be used for the purposes of offices and place of instruction as well as other uses with the special consent of the Local Authority.
412	ORKNEY ORKNEY	1919 1920		SPECIAL SPECIAL	D36 D36	1. The property shall only be used for the purposes of a guest house with auxiliary place of refreshment (tavern), restaurant, place of public worship (chapel) conference facilities as well as a dwelling unit.
413	NOOITGEDACHT 434-IP	39		SPECIAL	D20	1. The property shall only be used for the purposes of a garden service business and business directly related as well as a home enterprise (tuck shop) and a place for reception functions and other uses with the special consent of the Local Authority.
414	FLAMWOOD EXTENSION 1	633	1	RESIDENTIAL 2	D4	1. Density: 30 dwelling units per hectare 2. Height: 2 Storeys 3. Coverage: 65%
415	KLERKSDORP EXTENSION 8	1610		SPECIAL	D4	1. Density: 4 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
416	WILKOPPIES AGRICULTURAL HOLDINGS	6	PORTION OF	RESIDENTIAL 2	D4	1. Density: 15 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
417	GOEDGENOEG 433-IP	90		SPECIAL	D35	1. The property may be used for the purpose of 50 dwelling units in the country estate concept.
418	DORINGKRUIN	561	REMAINDER 1 2	SPECIAL	B76	1. Density: 4 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
419	FLAMWOOD EXTENSION 8	1260		RESIDENTIAL 2	D4	1. Density: 5 dwelling units 2. Coverage: 65% 3. Height: 2 Storeys
420	WILKOPPIES EXTENSION 45	2417 2418 2419  2420 2421 2422 2423 2424		RESIDENTIAL 1	B76	1. Coverage: 60% 2. Height: 2 Storeys 3. Development of the erf shall be subject to all conditions imposed by the Department of Agriculture, Conservation and Environment in terms of the Record of Decision (ROD) issued by the said Department on 05 March 2004.

# Klerksdorp Land Use Management Scheme - 2005

## Annexures

Annexure No	Property Description			Use Zone	Sheet	Additional Rights and / or Restrictions applicable to the property
	Township / Farm / Agricultural Holding	Erf / Portion / Holding Number	Portion of			
	WILKOPPIES EXTENSION 45	2425 2426 2427 2428 2429 2434 2435 2436 2437 2438 2439 2440 2441		SPECIAL	B76	1. The erf shall be used solely for access and access control purposes . 2. A 24-hour Service must be available at the access erf to make access to the township possible at all times. 3. The Section 21 Company will bear full responsibility for the funtioning and proper maintenance of the access erf. 4. Development of the erf shall be subject to all conditions imposed by the Department of Agriculture, Conservation and Environment in terms of the Record of Decision (ROD) issued by the said Department on 05 March 2004.
422	WILKOPPIES	202	PORTION OF	SPECIAL	D4	1. The property shall only be used for the purposes of an accomodation enterprise, conference facility, dwelling units, professional offices and related purposes with the consent of the Local Authority. 2. Height: 2 Storeys 3. Coverage: 65%
423	ELANDSHEUVEL 402-IP	163 505	PORTION OF	SPECIAL SPECIAL	D4 D4	1. The properties may only be used for the purposes of offices, drive-through restaurant and other uses with the special consent of the Local Authority.
424	KLERKSDORP EXTENSION 10	2083 2084	PORTION OF	RESIDENTIAL 2 RESIDENTIAL 2	D4	1. Density: 3 dwelling units 2. Coverage: 60% per erf 3. Height: 2 Storeys
425	KLERKSDORP EXTENSION 15	1734		SPECIAL	D4	1. The property shall only be used for the purposes of an accomodation enterprise. 2. The property may be used for other purposes with the Special Consent of the Local Authority.
426	ELANDSHEUVEL 402-IP	618		SPECIAL	D4	1. The property may also be used for the purposes of a guest house and other uses with the Special Consent of the Local Authority.
427	ORKNEY	1500		SPECIAL	D36	1. The property shall only be used for the purposes of an accomodation enterprise, dwelling units, conference facility and related offices. 2. Height: 2 Storeys 3. Coverage: 65%
428	ELANDSHEUVEL 402-IP	176		BUSINESS 2	D3	1. Coverage: 60% 2. Height: 1 Storey
429	TOWNLANDS OF KLERKSDORP 424-IP	375		SPECIAL	D12	1. The property shall only be used for the purposes of adminstrative offices and wholesale and retail trade in meat and meat products, the sale of allied products such as cheese, butter, eggs, poultry, fish, venison and canned meat, commercial, shops and light industry activitie: 2. Coverage: 65 %
432	FLAMWOOD	220		RESIDENTIAL 2	D4	1. Density: 5 dwelling units 2. Coverage: 65 % 3. Height: 1 Storey
434	HARTBEEFSFONTEIN EXTENSION 9	407		RESIDENTIAL 2	A71	1. Density: 4 dwelling units 2. Coverage: 65% 3. Height: 2 Storeys
435	LA HOFF	935		RESIDENTIAL 2	B76	1. Density: 6 dwelling units 2. Coverage: 70%
440	LA HOFF	1280		RESIDENTIAL 2	B75	1. Density: 16 dwelling units 2. Coverage: 70% 3. Height: 2 Storeys
441	FLAMWOOD	52	REMAINDER OF	RESIDENTIAL 2	B4	1. Density: 3 dwelling units 2. Coverage: 70% 3. Height: 1 Storey
442	STILFONTEIN EXTENSION 4	3260		RESIDENTIAL 2	D5	1. Density: 5 dwelling units 2. Coverage: 65 % 3. Height: 2 Storeys
443	DORINGKRUIN	504 505		RESIDENTIAL 2	B76	1. Density: 16 dwelling units 2. Height: 2 Storeys
444	WILKOPPIES AGRICULTURAL HOLDINGS	70	PORTION OF	RESIDENTIAL 2	B76	1. Density: 40 dwelling units 2. Height: 2 Storeys
446	FLIMIEDA	161 162		RESIDENTIAL 2	D3	1. Density: 10 dwelling units (5 dwelling units per erf) 2. Height: 2 storeys
447	MEIRINGSPARK EXTENSION 4	663		RESIDENTIAL 2	D3	1. Density: 3 dwelling units 2. Coverage: 65 % 3. Height: 2 Storeys
448	WILKOPPIES	167	1	RESIDENTIAL 2	D4	1. Density: 3 dwelling units 2. Height: 2 Storeys
449	ORKNEY	3358 3359		RESIDENTIAL 2	D44	1. Density: 3 dwelling units per erf 2. Height: 2 Storeys
450	FLAMWOOD EXTENSION 1	500		SPECIAL	D4	1. The property shall only be used for the purposes of a dwelling house, professional offices as well as other uses with the consent of the Local Authority. 2. Coverage: 65 % 3. Height: 2 Storeys
451	FLAMWOOD	233	PORTION OF	RESIDENTIAL 1	D4	1. Density: 1 dwelling unit per 600m <sup>2</sup> 2. Coverage: 60 % 3. Height: 2 Storeys

# Klerksdorp Land Use Management Scheme - 2005

## Annexures

Annexure No	Property Description			Use Zone	Sheet	Additional Rights and / or Restrictions applicable to the property
	Township / Farm / Agricultural Holding	Erf / Portion / Holding Number	Portion of			
453	WILKOPPIES EXTENSION 49	2449		RESIDENTIAL 1	B76	1. Coverage: 60 % 2. Height: 2 Storeys 3. All building plans to be submitted to the Local Authority for approval shall be subject to approval by the Architectural Committee of the Home Owner's Association. 4. Development of the erf shall be subject to all conditions imposed by the Department of Agriculture, Conservation and Environment in terms of the Record of Decision (ROD) issued by the said Department on 26 July 2005.
		2450 2451 2452  2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474				
	WILKOPPIES EXTENSION 49			SPECIAL	B76	1. The erf shall be used solely for access and access control purposes 2. The Section 21 Company will bear full responsibility for the functioning and proper maintenance of the access erf 3. Development of the erf shall be subject to all conditions imposed by the Department of Agriculture, Conservation and Environment in terms of the Record of Decision (ROD) issued by the said Department on 26 July 2005.
	WILKOPPIES EXTENSION 49	2475		RECREATIONAL	B76	1. The Section 21 Company will bear full responsibility for the functioning and proper maintenance of the "Recreational" erf 2. Development of the erf shall be subject to all conditions imposed by the Department of Agriculture, Conservation and Environment in terms of the Record of Decision (ROD) issued by the said Department on 26 July 2005.
454	KANANA EXTENSION 6	16622		SPECIAL	D27	1. The property shall only be used for the purposes of a liquor enterprise and a dwelling house.
455	FREEMANVILLE	229		RESIDENTIAL 2	D11	1. Density: 15 dwelling units 2. Coverage: 60 % 3. Height: 2 Storeys
456	FLAMWOOD	34		RESIDENTIAL 2	D4	1. Density: 7 dwelling units 2. Coverage: 70% 3. Height: 2 Storeys
457	WILKOPPIES	182	1	RESIDENTIAL 2	D4	1. Density: 3 dwelling units 2. Height: 2 Storeys 3. Coverage: 60 %
		182	2 REMAINDER	RESIDENTIAL 1	D4	1. Density: 1 dwelling unit per erf
458	WILKOPPIES EXTENSION 51	2349		RESIDENTIAL 2	B76	1. Density: 30 dwelling unit 2. Coverage: 60% 3. Height: 2 Storeys
459	DORINGKRUIN	507 508 509		RESIDENTIAL 2	B76	1. Density: 4 dwelling units per erf 2. Coverage: 60 % 3. Height: 2 Storeys
460	KLERKSDORP	1271		SPECIAL	D4	1. The erf shall only be used for the purposes of shops, light- and service industries, commercial purposes, offices and related purposes with the consent of the Local Authority. 2. Coverage: 60 % 3. Height: 2 Storeys
461	WILKOPPIES EXTENSION 63	2737		RESIDENTIAL 1	B76	1. Coverage: 60% 2. Height: 2 Storeys 3. Development of the erf shall be subject to all conditions imposed by the Department of Agriculture, Conservation and Environment in terms of the Record of Decision (ROD) issued by the said Department on 28 April 2005. 4. All building plans to be submitted to the Local Authority for approval shall be subject to approval by the Architectural Committee of the Home Owners Association.
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# Klerksdorp Land Use Management Scheme - 2005

## Annexures

Annexure No	Property Description		Use Zone	Sheet	Additional Rights and / or Restrictions applicable to the property
	Township / Farm / Agricultural Holding	Erf / Portion / Holding Number			
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# Klerksdorp Land Use Management Scheme - 2005

## Annexures

Annexure No	Property Description			Use Zone	Sheet	Additional Rights and / or Restrictions applicable to the property
	Township / Farm / Agricultural Holding	Erf / Portion / Holding Number	Portion of			
		2836 2836 2837 2838 2839 2840 2841 2842 2843 2844 2845 2846 2847 2848 2849 2850 2851 2852 2853		RECREATIONAL	B76	1. Development of the erf shall be subject to all conditions imposed by the Department of Agriculture, Conservation and Environment in terms of the Record of Decision (ROD) issued by the said Department on 28 April 2005. 1. The erf shall be used solely for the purpose of access and access control. 2. The Section 21 Company will bear full responsibility for the functioning and proper maintenance of the access erf 3. Development of the erf shall be subject to all conditions imposed by the Department of Agriculture, Conservation and Environment in terms of the Record of Decision (ROD) issued by the said Department on 28 April 2005. 1. Development of Erf 2737 will be subject to the upper limit operating pressure for the reservoir system (1390 contour). Development above the fore-mentioned contour height will be subject to alternative measures being implemented to allow for sufficient household pressure to the satisfaction of the Local Authority.
	WILKOPPIES EXTENSION 63			SPECIAL	B76	
	WILKOPPIES EXTENSION 63	2854				
	WILKOPPIES EXTENSION 63	2737		RESIDENTIAL 1	B76	
464	DORINGKRUIN	421		RESIDENTIAL 2	B76	1. Density: 4 dwelling units 2. Coverage: 60 % 3. Height: 2 Storeys
465	DORINGKRUIN	526     527	REMAINDER 1 2 3 REMAINDER 1 2 3	RESIDENTIAL 2	B76	1. Density: 4 dwelling units per erf 2. Coverage: 60% 3. Height: 2 Storeys
466	DORINGKRUIN	42 43 44 45	REMAINDER 1 2 3	RESIDENTIAL 2	B76	1. Density: 4 dwelling units per erf 2. Coverage: 60% 3. Height: 2 Storeys
467	WILKOPPIES AGRICULTURAL HOLDINGS	69		RESIDENTIAL 2	B76	1. Density: 80 dwelling units (10 units per portion) 2. Coverage: 60% 3. Height: 2 Storeys
469	KLERKSDORP EXTENSION 8	1571		RESIDENTIAL 2	D4	1. Density: 8 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
470	WILKOPPIES EXTENSION 4	567		SPECIAL	D4	1. The erf shall only be used for the purposes of a dwelling house, dwelling units, guest house and related uses with the consent of the Local Authority. 2. Coverage: 60% 3. Height: 2 Storeys
472	FLAMWOOD	1702		RESIDENTIAL 2	D4	1. Density: 6 dwelling units 2. Height: 2 Storeys 3. Coverage: 65%
473	ROOSHEUWEL EXTENSION 2	281		RESIDENTIAL 2	D11	1. Density: 12 dwelling units 2. Height: 2 storeys 3. Coverage: 60%
474	LA HOFF	852	PORTION OF	RESIDENTIAL 2	B76	1. Density: 30 dwelling units 2. Coverage: 60 % 3. Height: 2 Storeys
476	DORINGKRUIN	487 488 489 490 491 492 493 494 495 496 497 498		RESIDENTIAL 2	B76	1. Density: 70 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
477	LA HOFF	1040		RESIDENTIAL 2	B76	1. Density: 5 dwelling units 2. Height: 2 Storeys 3. Coverage: 60%

## Annexures


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# Klerksdorp Land Use Management Scheme - 2005

## Annexures

Annexure No	Property Description			Use Zone	Sheet	Additional Rights and / or Restrictions applicable to the property
	Township / Farm / Agricultural Holding	Erf / Portion / Holding Number	Portion of			
496	WILKOPPIES EXTENSION 47	2651 2652 2653  2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668		RESIDENTIAL 1	B76	1. Coverage: 60% 2. Height: 2 Storeys 3. Development of the erf shall be subject to all conditions imposed by the Department of Agriculture, Conservation, Environment and Tourism in terms of the Record-of-Decision (ROD) issued by the said Department on 15 March 2004.
497	WILKOPPIES EXTENSION 4	556		SPECIAL	D4	1. The property shall only be used for the purpose of a dwelling house, medical consulting rooms and professional offices. 2. Coverage: 60% 3. Height: 2 Storeys
498	WILKOPPIES	265		SPECIAL	D4	1. The property shall only be used for the purposes of a dwelling house, medical consulting rooms and an accommodation enterprise / guesthouse. 2. Coverage: 60% 3. Height: 2 Storeys
499	NESERHOF	53		SPECIAL	D12	1. The erf may only be used for the purposes of a Guest House and an accommodation enterprise 2. Coverage: 60% 3. Height: 2 Storeys
500	ALABAMA EXTENSION 2	1686		SPECIAL	D10	1. The property shall only be used for the purposes of a dwelling house, place of refreshment, shops, offices and any other uses with the special consent of the Local Authority. 2. Coverage 60% 3. Height: 2 Storeys
501	NOOITGEDACHT 434-IP	44	REMAINDER	SPECIAL	D20	1. Height: 2 Storeys 2. Coverage: 80% 3. FAR: 1.2 4. Building lines: Street building lines 6 metres 5. A site development plan shall be submitted to the Local Authority for approval and shall be approved prior to the consideration of building plans and that the requirements with regard to the building plans and the site development plan shall be met before the rights may be exercised 6. The appearance of the entire erf shall be maintained to the satisfaction of the Local Authority, provided that at least 15% of the erf be landscaped. 7. Paved and clearly marked parking spaces, which shall be accessible to the General Public shall be provided on the erf to the satisfaction of the Local Authority on the following basis: 7.1 Public Garage: 40% of area (fuel pump area included, workshop, display rooms, work levels and lubrication service levels, washing levels excluded) to be provided with parking 7.2 Guest House: 1 Parking bay per lettable bedroom 7.3 Conference facility: 8 Parking bays per 100m <sup>2</sup> GFA 7.4 Chapel: 1 Parking Bay per 6 seats 7.5 Provided further at no relaxation of any parking requirements shall be allowed. 8. Parking must be provided as unobtrusively as possible, preferably away from the street front and attention must especially be paid to the landscaping of the street front. 9. No noise arising from the practise of the profession or occupation may exceed seven decibels above the ordinary residential noise level as defined in Clause 1 of Government Notice R2544 of 1990-11-02.
	NOOITGEDACHT 434-IP	28	REMAINDER	SPECIAL	D20	1. Height: 2 Storeys 2. Coverage: 80% 3. FAR: 1.2 4. Building lines: Street building lines 6 metres 5. A site development plan shall be submitted to the Local Authority for approval and shall be approved prior to the consideration of building plans and that the requirements with regard to the building plans and the site development plan shall be met before the rights may be exercised 6. The appearance of the entire erf shall be maintained to the satisfaction of the Local Authority, provided that at least 15% of the erf be landscaped. 7. Paved and clearly marked parking spaces, which shall be accessible to the General Public shall be provided on the erf to the satisfaction of the Local Authority on the following basis: 7.1 Guest House: 1 Parking bay per lettable bedroom 7.2 Tea Garden: 1 Parking Bay per 6 seats / 4 Parking Bays per 100m <sup>2</sup> 7.3 Shop: 5 Parking bays per 100m <sup>2</sup> GFA 7.4 Provided further that no relaxation of any parking requirements shall be allowed. 8. Parking must be provided as unobtrusively as possible, preferably away from the street front and attention must especially be paid to the landscaping of the street front. 9. No noise arising from the practise of the profession or occupation may exceed seven decibels above the ordinary residential noise level as defined in Clause 1 of Government Notice R2544 of 1990-11-02.
502	NOOITGEDACHT 434-IP	107		SPECIAL	D20	1. The property shall only be used for the purposes of a builder's yard, offices, a shop for the selling of building material and place of refreshment. 2. Height: 2 Storeys 3. Coverage: 70% 4. A site development plan shall be submitted to the Local Authority for approval and shall be approved prior to the consideration of building plans and that the requirements with regard to the building plans and the site development plan shall be met before the rights may be exercised. 5. The appearance of the entire erf shall be maintained to the satisfaction of the Local Authority, provided that at least 15% of the erf be landscaped. 6. Paved and clearly marked parking spaces, which shall be accessible to the General Public shall be provided on the erf to the satisfaction of the Local Authority on the following basis: 6.1 Builder's yard: 1 Parking bay per 100m <sup>2</sup> GFA 6.2 Offices: 2 Parking bays per 100m <sup>2</sup> / 4 Parking bays per 100m <sup>2</sup> Public Office Space

# Klerksdorp Land Use Management Scheme - 2005

## Annexures

Annexure No	Property Description			Use Zone	Sheet	Additional Rights and / or Restrictions applicable to the property
	Township / Farm / Agricultural Holding	Erf / Portion / Holding Number	Portion of			
						<p>6.3 Shop: 5 Parking bays per 100m<sup>2</sup> GFA</p> <p>6.4 Place of Refreshment: 1 Parking bay per 6 Seats / 4 Parking bays per 100m<sup>2</sup></p> <p>6.5 Provided further at no relaxation of any parking requirements shall be allowed.</p> <p>7. No noise arising from the practise of the profession or occupation may exceed seven decibels above the ordinary residential noise level as defined in Clause 1 of Government Notice R2544 of 1990-11-02.</p>
504	KHUMA EXTENSION 11	8015	PUBLIC OPEN SPACE	D6		<p>1. The registered owner of the erf shall erect a physical barrier consisting of a 1,3m high wire fence or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Transport and Roads, North West Province, before or during development of the erf along the boundary thereof abutting on Provincial Road 1546 as well as the northern, north-eastern and eastern boundary thereof between the north-eastern beacon of the erf and a point 48 metres from such beacon and shall maintain such fence in good order and repair.</p> <p>2. Except for the physical barrier referred to in sub clause 1 above, a swimming bath or any essential stormwater drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land shall be erected nor shall anything be constructed or laid under or below the surface of the erf within a distance less than 16m from the boundary of the erf abutting on Provincial Road 1546 nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the Department of Transport and Roads, North West Province</p> <p>3. Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on Provincial Road 1546 nor along the northern, north-eastern and eastern boundary thereof between the north-eastern beacon of the erf and a point 48m from such beacon: Provided that the Department of Transport and Roads, North West Province may grant written permission for access subject to such conditions as the Department of Transport and Roads, North West Province may determine</p>
		8016	PUBLIC OPEN SPACE	D6		<p>1. The registered owner of the erf shall erect a physical barrier consisting of a 1,3m high wire fence, or a barrier of such other material as may be approved by the local authority in accordance with the most recent standards of the Department of Transport and Roads, North West Province before or during development of the erf along the boundary thereof abutting on Provincial Road 1546 as well as the north-western and western boundary thereof and shall maintain such fence in good order and repair</p> <p>2. Except for the physical barrier referred to in sub clause 1 above, a swimming bath or any essential stormwater drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land shall be erected nor shall anything be constructed or laid under or below the surface of the erf within a distance less than 16m from the boundary of the erf abutting on Provincial Road 1546 nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the Department of Transport and Roads, North West Province</p> <p>3. Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on Provincial Road 1546 nor along the north-western and western boundary thereof: Provided that the Department of Transport and Roads, North West Province may grant written permission for access subject to such conditions as the Department of Transport and Roads, North West Province may determine</p>
		7712	MUNICIPAL	D6		<p>1. The registered owner of the erf shall erect a physical barrier consisting of a 2m high wire fence, or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Transport and Roads, North West Province before or during development of the erf along the western boundary thereof between the north-western beacon of the erf and a point 51 metres from such beacon and shall maintain such fence in good order and repair.</p> <p>2. Ingress to and egress from the erf shall not be permitted along the western boundary thereof between the north western beacon of the erf and a point 51 metres from such beacon: Provided that the Department of Transport and Roads, North West Province may grant written permission for access subject to such conditions as the Department of Transport and Roads, North West Province may determine</p>
		ALL ERVEN		D6		<p>1. Development of the erf shall be subject to all conditions imposed by the Department of Agriculture, Conservation, Environment and Tourism in terms of the Record-of-Decision (ROD) issued by the said department on 26 August 2005 by virtue of EIA125/2005NW.</p> <p>2. No accumulation of surface water is to be permitted and the entire development must be properly drained.</p> <p>3. Waterborne sewerage reticulation must be installed. French drains are unacceptable.</p> <p>4. All trenches and excavation works must be properly backfilled and compacted according to specifications given sub clause 5.2.4 of SABS 1200 DA but to ground surface. No rocks in the top layer.</p> <p>5. All ponds and water courses must be rendered impervious by suitable design, using for example concrete or plastic.</p> <p>6. In order to deal with rain water run off from the roofs of structures the following is recommended:</p> <p>* If no guttering is required by the Local Authority, then the down pipes should discharge into a lined or precast furrow. This furrow should discharge the water at least 1.5m away from the structure, where it should drain freely, without ponding, into the stormwater system</p> <p>If no guttering is to be utilised then it is recommended that a 1,5m sealed surface be cast along those walls of the structure where water will be discharged from the roof. Water will cascade off the sloping roof onto the slab and be distributed away from the foundations and should drain freely, without ponding, into the stormwater system</p> <p>7. All stormwater, sewerage and water pipes and channels must be watertight. All laid drainage and sewerage pipes should be tested for leakage using the air test (see NBRI Info Sheet X/BOU2-34) on installation. The responsible Local Authority should have a system whereby follow up tests for leakages are carried out and the results monitored at least every two years.</p> <p>8. The potential for corrosion of pipes should be addressed during the investigation and design stage.</p> <p>9. Water pipes entering buildings should be fitted either with flexible couplings or kinked with a Z to allow opportunity for relative movement. Also use flexible couplings either sides or manholes.</p> <p>10. Piping materials selected should be appropriate to local subsurface conditions. If clay pipes are utilised a higher standard of pipe bedding is recommended e.g. stabilised bedding or over-excavation and re-compaction with an approved material (minimum specification to be G7 material) in layers of 150mm thickness, compacted to 93% mod AASHTC</p> <p>11. No trees should be planted within a distance 1,5 times the ultimate height of the tree of water-bearing service.</p> <p>12. Careful consideration of permission to sink boreholes as a control on dewatering. If the water table is above bedrock, a blanket ban on exploitation of the groundwater should be imposed. Approval should be subject to an evaluation of the implications by an engineering geologist</p> <p>13. Ensure that roadways are in fact placed below site level so as to facilitate drainage.</p> <p>14. Placement of wet services below the footprint of structures must be avoided.</p> <p>15. Encasement of pipes in concrete or soilcrete should preferably be avoided. Place pipes in sleeves or lined channels.</p> <p>16. As many services as possible should be placed within a single trench.</p> <p>17. The stability of the centre link of all bulk water services should be considered.</p> <p>18. Water reticulation to houses should be kept at a minimum depth of 500mm up to the structure and above ground wherever possible along the structure.</p> <p>19. Each stand should either have a rodding eye or similar access to the sewer connection in addition to inspection eyes.</p> <p>20. Druing construction, excavations should be opened and closed as rapidly as possible. Avoid leaving trenches open over weekends or holidays.</p> <p>21. Berms should be constructed on either side of the trenches to prevent the inflow of water during storms.</p> <p>22. Place water and sewer connections of every two units along their common property boundary. If possible, shared sewer connections should be implemented if this arrangement leads to a reduction in the extent of service utilised and minimises disturbance of the environment.</p> <p>23. Place property and unit entrances at points furthest from the trenches of these water and sewer connections</p> <p>24. Optimum access to the sewer connection should be provided on each stand (use additional rodding and inspection eyes).</p> <p>25. Place the sewer and water reticulation systems either in road reserves or on pavements. In these reticulation systems are placed midblock, a building line restriction of a minimum width of 3m must be imposed.</p> <p>26. Brick and precast concrete walls must be so designed as to provide drainage ports at ground level to permit the passage of water.</p> <p>27. Roadways must be sealed with good drainage in Zone 3.</p> <p>28. Paving around major buildings to a distance of 2m beyond the structure is recommended.</p> <p>29. The design of wet services should be governed by the need to create low maintenance systems. Wherever possible keep services above ground to facilitate detection of leaks, maintenance along stormwater systems</p> <p>30. Canals are preferred to pipes for stormwater systems.</p> <p>31. A minimum grade of 1% should be maintained along all roads to facilitate drainage.</p> <p>32. Where stormwater culverts cross roads and other major infrastructure, careful consideration of stability is required.</p>
507	ADAMAYVIEW	14		RESIDENTIAL 2	D4	<p>1. Density: 3 dwelling units</p> <p>2. Height: 2 Storeys</p> <p>3. Coverage: 60%</p>

# Klerksdorp Land Use Management Scheme - 2005

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Annexure No	Property Description			Use Zone	Sheet	Additional Rights and / or Restrictions applicable to the property
	Township / Farm / Agricultural Holding	Erf / Portion / Holding Number	Portion of			
508	ALABAMA EXTENSION 2	1903		INSTITUTIONAL	D10	1. The erf shall be used for public worship and other uses incidental thereto as well as for the erection of 2 dwelling units. 2. Height: 2 Storeys 3. Coverage: 70 %
509	MEIRINGSPARK	182 183 185 186	1 REMAINDER 1 REMAINDER 1 REMAINDER 1 REMAINDER	RESIDENTIAL 2	D3	1. Density: 2 dwelling units per erf 2. Height: 2 Storeys 3. Coverage: 65 %
510	ORKNEY	1664		RESIDENTIAL 2	D36	1. Density: 3 dwelling units 2. Height: 2 Storeys 3. Coverage: 60%
511	KLERKSDORP	1 1975	4 1	RESIDENTIAL 2	D4	1. Density: 35 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
512	SONGLOED	92		SPECIAL	D3	1. The property shall only be used for the purposes of a dwelling house, an accomodation enterprise / guest house and related purposes. 2. Coverage: 60% 3. Height: 2 Storeys
513	DECLERQVILLE	207 208		RESIDENTIAL 2	D3	1. Density: 3 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
514	FREEMANVILLE	159		RESIDENTIAL 2	D3	1. The property may only be used for the purposes of residential dwelling units and other uses with the Special Consent of the Local Authority. 2. Density: 20 dwelling units 3. Height: 2 Storeys 4. Coverage: 60%
515	FLAMWOOD EXTENSION 6 FLAMWOOD EXTENSION 8	1168 1261	PORTION OF	RESIDENTIAL 2	D4	1. Density: 5 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
516	HARTBEESFONTEIN EXTENSION 9	434		RESIDENTIAL 2	A71	1. Density: 4 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
518	HARTBEESFONTEIN EXTENSION 13	533 534		RESIDENTIAL 2	A71	1. Density: 14 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
519	DORINGKRUIN	885	11 12	RESIDENTIAL 2	B76	1. Density: 10 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
520	LA HOFF	80		RESIDENTIAL 2	B76	1. Density: 3 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
521	DECLERQVILLE	211		RESIDENTIAL 2	D3	1. Density: 3 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
523	DORINGKRUIN	884	32 33 34 35 36 37 38 39 40	RESIDENTIAL 2	B76	1. Density: 9 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
524	DORINGKRUIN	886	4 5 6	RESIDENTIAL 2	B76	1. Density: 7 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
527	FREEMANVILLE	79		SPECIAL	B3	1. The property shall only be used for the purposes of offices, shops, vehicle sales lot, vehicle repair centre and special business purposes. 2. Coverage: 60% 3. Height: 2 Storeys
528	FLIMIEDA	317 318	1 REMAINDER 1 REMAINDER	RESIDENTIAL 2 RESIDENTIAL 1 RESIDENTIAL 2 RESIDENTIAL 1	D4	1. Density: 4 dwelling units 1. Density: 1 dwelling unit per 600m <sup>2</sup> 1. Density: 4 dwelling units 1. Density: 1 dwelling unit per 600m <sup>2</sup>
529	LA HOFF	46 47 48 49 50		RESIDENTIAL 2	B76	1. Density: 15 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
530	LA HOFF	29	1 2 REMAINDER	RESIDENTIAL 2	B76	1. Density: 3 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys

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Annexure No	Property Description			Use Zone	Sheet	Additional Rights and / or Restrictions applicable to the property
	Township / Farm / Agricultural Holding	Erf / Portion / Holding Number	Portion of			
536	LA HOFF	19		RESIDENTIAL 2	B75	1. Density: 6 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
537	FLIMIEDA	294 295	1 2 REMAINDER 1 2 REMAINDER	RESIDENTIAL 2	B76	1. Density: 6 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
538	ORKNEY EXTENSION 2	3202 3203		RESIDENTIAL 2	D44	1. Density: 4 dwelling units per erf 2. Coverage: 60% 3. Height: 2 Storeys
539	STILFONTEIN EXTENSION 1	674		RESIDENTIAL 2	D6	1. Density: 4 dwelling units 2. Coverage: 60 % 3. Height: 3 Storeys
540	HARTBEESFONTEIN EXTENSION 13	476 477 478 479 480 481 482 483 484 485 488 489 490 491 492 493 494 495 496 503 504 505 506 507 508 509 510 511 512 513 519 520 521 522 523 524 525 529		RESIDENTIAL 2	A63 A71	1. Density: 88 dwelling units 2. Coverage: 60 % 3. Height: 2 Storeys
541	WILKOPPIES	37		RESIDENTIAL 2	D4	1. Density: 4 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
542	FREEMANVILLE	61		SPECIAL	D3	1. The property shall only be used for the purposes of a dwelling house office, professional offices, business shops, residential uses and other related uses with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 2 Storeys
543	ORKNEY	559		SPECIAL	D36	1. The property shall only be used for the purposes of professional offices, office and dwelling house office and related purposes with the special consent of the Local Authority. 2. Coverage: 70% 3. Height: 2 Storeys
544	WILKOPPIES EXTENSION 4	538		SPECIAL	D4	1. The property shall only be used for the purposes of professional offices and related uses with the special consent of the local authority. 2. Coverage: 60% 3. Height: 1 storey
545	FLAMWOOD	89		RESIDENTIAL 2	D4	1. Density: 4 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
546	DORINGKRUIN	459	REMAINDER 1 2	RESIDENTIAL 2	B76	1. Density: 4 dwelling units 2. Coverage: 50% 3. Height: 2 Storeys
547	ELANDSHEUVEL 402-IP	678	PORTION OF REMAINDER	SPECIAL	B76	1. The property shall only be used for the purposes of an accommodation enterprise / guesthouse, conference facility and related purposes with the consent of the Local Authority. 2. Coverage: 60% 3. Height: 2 Storeys

# Klerksdorp Land Use Management Scheme - 2005

## Annexures

Annexure No	Property Description			Use Zone	Sheet	Additional Rights and / or Restrictions applicable to the property
	Township / Farm / Agricultural Holding	Erf / Portion / Holding Number	Portion of			
548	TIGANE EXTENSION 6	2997		SPECIAL	A63	1. The property shall only be used for the purposes of a public garage
		3733		PUBLIC OPEN SPACE	A63	2. The registered owner of the erf shall erect a physical barrier consisting of a 2m brick or concrete wall, or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Transport, Roads and Community Safety, North West Province before or during development of the erf along the south eastern boundary thereof between the southern beacon of the erf and a point 40m from such beacon and shall maintain such wall in good order and repair
		3734		PUBLIC OPEN SPACE	A63	1. The registered owner of the erf shall erect a physical barrier consisting of a 1,3m high wire fence or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Transport, Roads and Community Safety, North West Province before or during development of the erf along the boundary thereof abutting on Provincial Road P56-1 as well as the south western and southern boundaries thereof and shall maintain such fence in good order and repair
549	KLERKSDORP EXTENSION 8	1619	REMAINDER 1 2	RESIDENTIAL 2	D4	1. The registered owner of the erf shall erect a physical barrier consisting of a 1,3m high wire fence or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Transport, Roads and Community Safety, North West Province before or during development of the erf along the boundary thereof abutting on Provincial Road P56-1 as well as the south western, western and north western boundaries thereof between the north western beacon of the erf and a point 40m from such beacon and shall maintain such fence in good order and repair.
550	FLAMWOOD EXTENSION 2	701		RESIDENTIAL 2	D4	1. Density: 3 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
551	WILKOPPIES EXTENSION 41	2350		RESIDENTIAL 2	B76	1. Density: 4 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
552	FLAMWOOD EXTENSION 18	1975	18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48	SPECIAL RESIDENTIAL 1	D4	1. The property shall only be used for access control purposes. 1. Coverage: 60% 2. Height: 2 Storeys
555	FLIMIEDA	75	PORTION OF	RESIDENTIAL 2	D4	1. Density: 3 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
559	WILKOPPIES	126	REMAINDER	SPECIAL	D4	1. The property shall only be used for the purposes of a beauty salon, gymnasium and hair salon. 2. Coverage: 60% 3. Height: 2 Storeys
560	MEIRINGSPARK EXTENSION 5	784 785		RESIDENTIAL 2	D3	1. Density: 6 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
561	JOUBERTON EXTENSION 23	26394		MUNICIPAL	D19	1. The registered owner of the erf shall erect a physical barrier consisting of a 1,3m high wire fence, or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Transport, Roads and Community Safety, North West Province, before or during development of the erf along the boundary thereof abutting on Road 152 and shall maintain such fence in good order and repair
		26396		PUBLIC OPEN SPACE	D19	2. Except for the physical barrier referred to in sub clause 1 above, a swimming bath or any essential stormwater drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf within a distance less than 16m from the boundary of the erf abutting on Road 152 nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the Department of Transport, Roads and Community Safety, North West Province. 3. Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on Road 152: Provided that the Department of Transport Roads and Community Safety, North West Province may grant written permission for access subject to such conditions as the Department of Transport, Roads and Community Safety, North West Province may determine. 1. The registered owner of the erf shall erect a physical barrier consisting of a 1,3m high wire fence, or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Transport, Roads and Community Safety, North West Province, before or during development of the erf along the boundary thereof abutting on Road 152 as well as the south-eastern and eastern boundary and shall maintain such fence in good order and repair 2. Except for the physical barrier referred to in sub clause 1 above, a swimming bath or any essential stormwater drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf within a distance less than 16m from the boundary of the erf abutting on Road 152 nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the Department of Transport, Roads and Community Safety, North West Province. 3. Ingress to and egress from the erf shall not be permitted along the boundary thereof abutting on Road 152 nor along the south-eastern and eastern boundary thereof: Provided that the Department of Transport Roads and Community Safety, North West Province may grant written permission for access subject to such conditions as the Department of Transport, Roads and Community Safety, North West Province may determine.

# Klerksdorp Land Use Management Scheme - 2005

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Annexure No	Property Description			Use Zone	Sheet	Additional Rights and / or Restrictions applicable to the property
	Township / Farm / Agricultural Holding	Erf / Portion / Holding Number	Portion of			
562	KAFFERSKRAAL 400-IP	151	PORTION OF	SPECIAL	B75	1. The property shall only be used for the purposes of a dwelling house, a second dwelling unit, an accommodation enterprise as well as conference and function facilities. 2. Coverage: 60% 3. Height: 2 Storeys
563	FLAMWOOD	162		SPECIAL	D4	1. Density: 70% 2. Height: 2 Storeys 3. The property shall only be used for the purposes of professional offices, businesses, offices and other uses with the special consent of the Local Authority.
564	JOUBERTON EXTENSION 21	24331		PUBLIC OPEN SPACE	D10	1. The registered owner of the erf shall erect a physical barrier consisting of a 1,3m high wire fence or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Transport, Roads and Community Safety, North West Province before or during development of the erf along the boundary thereof abutting on Provincial Road P3-4 as well as the north eastern boundary, eastern boundary between the north eastern beacon of the erf and a point 70m from such beacon, the north-western boundary as well as the western boundary between the north western beacon of the erf and a point 54m from such beacon and shall maintain such fence in good order and repair.  2. Except for the physical barrier referred to in subclause 1 above, a swimming bath or any essential stormwater drainage structure, no building, structure or other thing which is attached to the land even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf within a distance less than 60m from the boundary of the erf abutting on Provincial Road P3-4 nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the department of Transport, Roads and Community Safety, North West Province 3. Ingress to egress form the erf shall not be permitted along the boundary thereof abutting on Provincial Road P3-4 as well as the north eastern, eastern boundary between the north eastern beacon of the erf and a point 70m from such beacon, the north western boundary as well as the western boundary between the north western beacon of the erf and a point 54m from such beacon: Provided that the Department of Transport, Roads and Community Safety, North West Province may grant written permission for access subject to such conditions as the Department of Transport, Roads and Community Safety, North West Province may determine
		23813		BUSINESS 2	D10	1. The registered owner of the erf shall erect a physical barrier consisting of a 2m high brick or concrete wall, or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Transport, Roads and Community Safety, North West Province before or during development of the erf along the western boundary thereof between the north western beacon of the erf and a point 15m from such beacon and shall maintain such fence in good order and repair 2. Ingress to egress form the erf shall not be permitted along the western boundary thereof between the north western beacon of the erf and a point 15m from such beacon: Provided that the Department of Transport, Roads and Community Safety, North West Province may grant written permission for access subject to such conditions as the Department of Transport, Roads and Community Safety, North West Province may determine
		24330		PUBLIC OPEN SPACE	D10	1. The registered owner of the erf shall erect a physical barrier consisting of a 1,3m high wire fence or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Transport, Roads and Community Safety, North West Province before or during development of the erf along the boundary thereof abutting on Provincial Road P3-4 as well as the north eastern boundary and eastern boundary thereof and shall maintain such fence in good order and repa 2. Except for the physical barrier referred to in subclause 1 above, a swimming bath or any essential stormwater drainage structure, no building, structure or other thing which is attached to the land even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf within a distance less than 60m from the boundary of the erf abutting on Provincial Road P3-4 nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the department of Transport, Roads and Community Safety, North West Province 3. Ingress to egress form the erf shall not be permitted along the boundary thereof abutting on Provincial Road P3-4 as well as the north eastern boundary and eastern boundary thereof: Provided that the Department of Transport, Roads and Community Safety, North West Province may grant written permission for access subject to such conditions as the Department of Transport, Roads and Community Safety, North West Province may determine
565	MEIRINGSPARK	54		SPECIAL	D3	1. The property shall only be used for the purposes of an accommodation enterprise / guesthouse, dwelling house and other uses with the special consent of the Local Authority. 2. Coverage: 60%
566	WILKOPPIES EXTENSION 44	2383 2384 2387		RESIDENTIAL 2	D4	1. Density: 9 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
567	DORINGKRUIN	412		RESIDENTIAL 2	B76	1. Density: 4 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
568	DORINGKRUIN	503		RESIDENTIAL 2	B76	1. Density: 6 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
571	HARTBEEFONTEIN EXTENSION 9	411		RESIDENTIAL 2	A71	1. Density: 6 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
572	DORINGKRUIN	429	REMAINDER 1 2 3 4 5	RESIDENTIAL 2	B76	1. Density: 6 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
575	WILKOPPIES	1012	REMAINDER	SPECIAL	D4	1. Property shall only be used for the purposes of an accomodation enterprise / guesthouse, dwelling house and related purposes with the consent of the Local Authority 2. Coverage: 60% 3. Height: 2 Storeys
576	HARTBEEFONTEIN EXTENSION 14	577 578		RESIDENTIAL 2	A63	1. Density: 15 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
577	SONGLOED	62		RESIDENTIAL 2	D3	1. Density: 5 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
578	WILKOPPIES EXTENSION 4	528		SPECIAL	D4	1. Property shall only be used for the purposes of professional offices, medical consulting rooms, dwelling units, accomodation enterprise / guesthouse and related purposes with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 2 Storeys
579	LA HOFF	223		RESIDENTIAL 2	B75	1. Density: 3 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
580	FLAMWOOD EXTENSION 2	758		SPECIAL	D4	1. The property shall only be used for the purposes of an accommodation enterprise / guesthouse, dwelling house, dwelling units and related purposes with the consent of the Local Authority.  2. Coverage: 60% 3. Height: 2 Storeys
581	WILKOPPIES EXTENSION 18	952		SPECIAL	D4	1. The property shall only be used for the purposes of professional offices, medical consulting rooms, accommodation enterprice, dwelling house and dwelling units  2. Coverage: 60% 3. Height: 2 Storeys



# Klerksdorp Land Use Management Scheme - 2005

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Annexure No	Property Description			Use Zone	Sheet	Additional Rights and / or Restrictions applicable to the property
	Township / Farm / Agricultural Holding	Erf / Portion / Holding Number	Portion of			
582	WITKOP 438-IP	49 50		SPECIAL	D36	1. The property shall only be used for the purposes of an accommodation enterprise, dwelling units and professional offices. 2. Coverage: 60% 3. Height: 2 Storeys
585	FLAMWOOD	21	1	RESIDENTIAL 2	D4	1. Density: 2 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
587	FLIMIEDA	289 290 291 292 310 311 309		RESIDENTIAL 2	B75 B76	1. Density: 3 dwelling units per erf 2. Coverage: 60% 3. Height: 2 Storeys  1. Density: 2 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
588	WILKEVILLE	36	1	RESIDENTIAL 2	D4	1. Density: 2 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
589	FLAMWOOD	86		RESIDENTIAL 2	D4	1. Density: 3 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
590	KLERKSDORP EXTENSION 31	2112		SPECIAL	D12	1. The property shall only be used for the purposes of medical consulting rooms, professional offices and "Business 2" purposes. 2. Coverage: 60% 3. Height: 2 Storeys
591	WILKOPPIES	2273	REMAINDER	SPECIAL	D4	1. The property shall only be used for the purposes of professional offices, medical consulting rooms, dwelling units, accommodation enterprise / guest house and related uses with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 2 Storeys
593	DORINGKRUIN	510		RESIDENTIAL 2	B76	1. Density: 10 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
594	WILKOPPIES	264		RESIDENTIAL 2	D4	1. Density: 5 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
596	WILKOPPIES	282		RESIDENTIAL 2	D4	1. Density: 10 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
597	ADAMAYVIEW	113		RESIDENTIAL 2	D4	1. Density: 4 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
598	DORINGKRUIN	433		RESIDENTIAL 2	B76	1. Density: 4 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
599	KLERKSDORP EXTENSION 3	1915	REMAINDER	RESIDENTIAL 2	D11	1. Density: 7 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
600	LA HOFF	624		RESIDENTIAL 2	B75	1. Density: 4 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
602	ADAMAYVIEW	116		SPECIAL	D4	1. The property shall only be used for the purposes of an accommodation enterprise / guesthouse, professional offices and dwelling units. 2. Coverage: 60% 3. Height: 2 Storeys
603	SONGLOED	218	1	RESIDENTIAL 2	D3	1. Density: 2 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys 3. Height: 2 Storeys
604	DORINGKRUIN	432  444 445 446 447 448		RESIDENTIAL 2	B76	1. Density: 4 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys 1. Density: 25 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
607	HARTBEEFONTEIN EXTENSION 14	571 572 573		RESIDENTIAL 2	A63	1. Density: 6 dwelling units per erf 2. Coverage: 60% 3. Height: 2 Storeys
608	ELANDSHEUVEL 402-IP	165	PORTION OF REMAINDER	SPECIAL	D4	1. The property may only be used for the purposes of a guest house and conference facility and other uses with the special consent of the Local Authority 2. Height: 2 Storeys 3. Coverage: 50%
610	FLAMWOOD	64		RESIDENTIAL 2	D4	1. Density: 3 dwelling units 2. Coverage: 60% 3. Height: 2 storeys

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Annexure No	Property Description			Use Zone	Sheet	Additional Rights and / or Restrictions applicable to the property
	Township / Farm / Agricultural Holding	Erf / Portion / Holding Number	Portion of			
611	FLIMIEDA	74		SPECIAL	D4	1. The property shall only be used for the purposes of five (5) dwelling units and for purposes of a property agent office, training facility for agents and related purposes with its special consent of the local authority. 2. Coverage: 60% 3. Height: 2 Storeys
612	NESERHOF	420	1	RESIDENTIAL 2	D12	1. Density: 12 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
613	KLERKSDORP EXTENSION 3	1915	2 3 4 5 6 7 8 9 10 11 12 13 14 15	RESIDENTIAL 2	D11	1. Density: 15 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
614	FLAMWOOD EXTENSION 1	1300	2 3 4 5 6 7	RESIDENTIAL 2	D4	1. Density: 6 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
615	HARTBEEFONTEIN EXTENSION 5	252 257		RESIDENTIAL 2	A71	1. Density: 8 dwelling units per erf 2. Coverage: 60% 3. Height: 2 Storeys
616	DORINGKRUIN	465		RESIDENTIAL 2	B76	1. Density: 7 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
617	FREEMANVILLE	212		RESIDENTIAL 2	D3	1. Density: 6 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
618	KLERKSDORP	32		RESIDENTIAL 2	D11	1. Density: 12 dwelling units 2. Coverage: 50% 3. Height: 2 Storeys
619	FLAMWOOD	129		SPECIAL	D4	1. The property shall only be used for the purposes of professional offices, business, shops, dwelling unit and other uses with the special consent of the Local Authority. 2. Coverage: 75% 3. Height: 2 Storeys
621	DORINGKRUIN	72		RESIDENTIAL 2	B76	1. Density: 4 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
625	WILKOPPIES EXTENSION 4	405 447		SPECIAL	D4	1. The property shall only be used for the purposes of medical consulting rooms, professional offices, "Business 2" purposes and other purposes with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 2 Storeys
626	FLAMWOOD EXTENSION 1	383		SPECIAL	D4	1. The property shall only be used for the purposes of an accommodation enterprise / guest house and dwelling units and related purposes with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 2 Storeys
627	WILKOPPIES EXTENSION 26	1066	7	SPECIAL	D4	1. The property shall only be used for the purposes of a beauty parlour and dwelling house. 2. Coverage: 60% 3. Height: 2 Storeys
628	LA HOFF	493	PORTION	SPECIAL	B76	1. The property shall only be used for the purposes of 40 dwelling units per hectare and insititutional purposes. 2. Coverage: 60% 3. Height: 2 Storeys
629	STILFONTEIN EXTENSION 4	2623 8212	12 1 REMAINDER	SPECIAL	D5 D6	1. The property shall only be used for "Business 2" purposes, professional offices, an accommodation enterprise/hotel, dwelling units and related uses with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 2 Storeys
630	STILFONTEIN EXTENSION 4	3154	PORTION	RESIDENTIAL 2	D5	1. Density: 5 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
631	TOWNLANDS OF KLERKSDORP 424-IP	505	PORTION OF	RESIDENTIAL 2	D12	1. Density: 60 dwelling units 2. Coverage: 50% 3. Height: 2 Storeys
632	UITKOMSDAL AGRICULTURAL HOLDINGS	7 8		SPECIAL	B20	1. The property shall only be used for the purposes of "Industrial 2" activities, a brick manufacturing industry and related purposes with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 2 Storeys
634	FREEMANVILLE	19		SPECIAL	D3	1. The property shall only be used for the purposes of a public garage / workshop, light service industries, business offices and relate purposes with the special consent of the Local Authority 2. Coverage: 80% 3. Height: 2 Storeys

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Annexure No	Property Description			Use Zone	Sheet	Additional Rights and / or Restrictions applicable to the property
	Township / Farm / Agricultural Holding	Erf / Portion / Holding Number	Portion of			
635	STILFONTEIN EXTENSION 4	3190		SPECIAL	D5	1. The property shall only be used for the purposes of a nursery, restaurant, coffee shop, function hall, guest house, professional offices and "Business 2" activities 2. Coverage: 60% 3. Height: 2 Storeys
636	MEIRINGSPARK EXTENSION 5	778 786		RESIDENTIAL 2	D3	1. Density: 3 dwelling units per erf 2. Coverage: 60% 3. Height: 2 Storeys
637	ELANDIA	132		RESIDENTIAL 2	D3	1. Density: 34 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
638	SONGLOED	214 215		RESIDENTIAL 2	T3	1. Density: 5 dwelling units 2. Coverage: 50% 3. Height: 2 Storeys
639	NESERHOF EXTENSION 1	476		RESIDENTIAL 2	D12	1. Density: 4 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
640	DORINGKRUIN	458	REMAINDER 1 2	RESIDENTIAL 2	B76	1. Density: 4 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
641	FREEMANVILLE	250		RESIDENTIAL 2	D11	1. Density: 5 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
643	KLERKSDORP	1279		SPECIAL	D4	1. The property shall only be used for the purposes of business, shops, dwelling unit, offices and other uses with the special consent of the Local Authority 2. Coverage: 65% 3. Height: 2 Storeys
644	FLAMWOOD	170		SPECIAL	D4	1. The property shall only be used for the purposes of shops, offices, a tea garden (restricted to 120m²) and other uses with the special consent of the local authority.
645	ELANDSHEUVEL 402-IP	601	REMAINDER	SPECIAL	D4	1. The property shall only be used for the purposes of a bird park, teagarden, nursery and related uses with the special consent of the Local Authority 2. Coverage: 60% 3. Height: 2 Storeys
646	MEIRINGSPARK EXTENSION 6	925		SPECIAL	D3	1. The property shall only be used for the purposes of a dwelling unit, guest house / accommodation enterprise and related uses with the special consent of the local authority. 2. Coverage: 60% 3. Height: 2 Storeys
647	FLIMIEDA	270		RESIDENTIAL 2	B75	1. Density: 8 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
648	KLERKSDORP	1252 1256		SPECIAL	D4	1. The property shall only be used for the purposes of shops, business, light and service industries, commercial purposes, offices and related purposes with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 2 Storeys
649	WILKOPPIES EXTENSION 4	575		SPECIAL	D4	1. The property shall only be used for the purposes of professional offices, medical consulting rooms an accommodation enterprise/guest house, dwelling units and related uses with the special consent of the Local Authority 2. Coverage: 60% 3. Height: 2 Storeys
650	MEIRINGSPARK EXTENSION 5	805 874		RESIDENTIAL 2	D3	1. Density: 4 dwelling units per erf 2. Coverage: 60% 3. Height: 2 Storeys
651	WILKOPPIES	121		SPECIAL	D4	1. The property shall only be used for the purposes of an accommodation enterprise / guest house, six dwelling units and related purposes with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 2 Storeys
652	SONGLOED EXTENSION 1	223		RESIDENTIAL 2	D3	1. Density: 6 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
653	ORKNEY EXTENSION 2	3438 3439 3440 3441 3442 3443 3444 3445  3446 3447 3448 3449 3450 3451 3452 3453 3454		RESIDENTIAL 2	D36	1. Density: 75 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
655	KLERKSDORP	1509	2	RESIDENTIAL 2	D11	1. Density: 9 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
656	FREEMANVILLE	270		RESIDENTIAL 2	D11	1. Density: 8 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys

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Annexure No	Property Description			Use Zone	Sheet	Additional Rights and / or Restrictions applicable to the property
	Township / Farm / Agricultural Holding	Erf / Portion / Holding Number	Portion of			
657	ADAMAYVIEW	316		SPECIAL	D4	1. The property shall only be used for the purposes of a guest house, conference facilities and refreshment room for residents of the guest house 2. Coverage: 60% 3. Height: 2 Storeys
658	MEIRINGSPARK EXTENSION 5	780	1 2 3	RESIDENTIAL 2	D3	1. Density: 5 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
660	KLERKSDORP	46	4	RESIDENTIAL 2	D11	1. Density: 12 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
661	KLERKSDORP EXTENSION 15	1739		RESIDENTIAL 2	D4	1. Density: 28 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
662	WILKOPPIES	11 12	1 1	RESIDENTIAL 2	D4	1. Density: 5 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
663	DORINGKRUIN	511 512 513		RESIDENTIAL 2	B76	1. Density: 42 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
664	DORINGKRUIN	380		RESIDENTIAL 2	B76	1. Density: 14 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
665	DORINGKRUIN	411		RESIDENTIAL 2	B76	1. Density: 14 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
666	TOWNLANDS OF KLERKSDORP 424-IP	572		SPECIAL	D4	1. The property shall only be used for the purposes of motor vehicle showrooms, workshops, repairs, administration offices, business of motor vehicle retailing (new and used vehicles), the sale of automotive arts and accessories, bank facilities inside the showroom for clients, a place of refreshment as well as purposes incidental to the main business with the special consent of the local authority. 2. Coverage: 70% 3. Height: 2 Storeys
667	MEIRINGSPARK EXTENSION 5	793 794 861 866 867 868 869		RESIDENTIAL 2	D3	1. Density: 3 dwelling units per erf. 2. Coverage: 60% 3. Height: 2 Storeys
669	DECLERQVILLE SONGLOED	157 172		RESIDENTIAL 2	D3	1. Density: 3 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
670	STILFONTEIN EXTENSION 4	2482		RESIDENTIAL 2	D6	1. Density: 2 dwelling units per erf 2. Coverage: 60% 3. Height: 2 Storeys
671	STILFONTEIN EXTENSION 4	2623	6	RESIDENTIAL 2	D5	1. Density: 4 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
672	KAFFERSKRAAL 400-IP	48	PORTION OF REMAINDER	SPECIAL	D3	1. The property shall only be used for the purposes of a shop, a tavern and vehicle work shop and "Agricultural" purposes. 2. Gross leasable floor area of the shop, tavern and vehicle work shop: 600m <sup>2</sup> 3. Ingress to and egress from the property shall be restricted to the existing entrance at km 40,6 4. No new buildings or structures shall be erected closer than 63m from the centre line of Road 146, without the written approval of the relevant controlling authority.
674	ORKNEY EXTENSION 2	2927 2931 2932 3493 3494 3495		RESIDENTIAL 2      SPECIAL	D36 D44	1. Density: 25 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys      1. The property shall only be used for the purposes of a place of refreshment 2. Coverage: 60% 3. Height: 2 Storeys
675	WILKOPPIES EXTENSION 2	325	1 2 3	RESIDENTIAL 2	D4	1. Density: 4 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
676	DORINGKRUIN	47	2 REMAINDER	RESIDENTIAL 2	B76	1. Density: 2 dwelling units per erf 2. Coverage: 60% 3. Height: 2 Storeys
677	FREEMANVILLE	52		SPECIAL	D3	1. The property shall only be used for the purposes of a vehicle sales lot, "Business 2" activities and light industrial service activities and related purposes. 2. Coverage: 70% 3. Height: 2 Storeys
678	DORINGKRUIN	885	4	RESIDENTIAL 2	B76	1. Density: 7 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
679	WILKOPPIES	109 110 111		SPECIAL	D4	1. The property shall only be used for the purposes of medical consulting rooms, dwelling units, accommodation enterprise/guesthouse and related purposes with the special consent of the local authority. 2. Coverage: 70% 3. Height: 2 Storeys
680	STILFONTEIN EXTENSION 4	3420		SPECIAL	D5	1. The property shall only be used for the purpose of a dwelling house, dwelling units, and accommodation enterprise/guesthouse and related uses with the special consent of the local authority. 2. Coverage: 60% 3. Height: 2 Storeys

# Klerksdorp Land Use Management Scheme - 2005

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Annexure No	Property Description			Use Zone	Sheet	Additional Rights and / or Restrictions applicable to the property
	Township / Farm / Agricultural Holding	Erf / Portion / Holding Number	Portion of			
681	WILKOPPIES	112 117 118		SPECIAL	D4	1. The property shall only be used for the purposes of an accommodation enterprise/guesthouse, tea garden, institutional purposes, dwelling units, conference facility, art and crafts activities and related uses with the special consent of the local authority 2. Coverage: 60% 3. Height: 2 Storeys
682	FLAMWOOD	304	REMAINDER	SPECIAL	D4	1. The property shall only be used for the purposes of a dwelling house, accommodation enterprise/guesthouse and a gymnasium. 2. Coverage: 60% 3. Height: 2 Storeys
683	STILFONTEIN EXTENSION 3	1506		SPECIAL	D6	1. The property shall only be used for the purposes of an accommodation enterprise/guesthouse, dwelling units and related uses with the special consent of the local authority. 2. Coverage: 60% 3. Height: 2 Storeys
684	KLERKSDORP EXTENSION 5	1523 1523 2116	PORTION	SPECIAL	D4	1. The property shall only be used for the purposes of an accommodation enterprise/guesthouse, a nurse, place of refreshment, shops and related uses with the special consent of the local authority. 2. Coverage: 60% 3. Height: 2 Storeys
685	KLERKSDORP EXTENSION 10	1692		SPECIAL	D4	1. The property shall only be used for the purposes of an accommodation enterprise/guesthouse, dwelling units and a dwelling house. 2. Coverage: 60% 3. Height: 2 Storeys
686	FLAMWOOD EXTENSION 2	718		SPECIAL	D4	1. The property shall only be used for the purposes of an accommodation enterprise/guesthouse, dwelling units and a dwelling house. 2. Coverage: 60% 3. Height: 2 Storeys
687	STILFONTEIN EXTENSION 4	3671		SPECIAL	D5 D6	1. The property shall only be used for the purposes of an accommodation enterprise/guesthouse, dwelling units and other related uses with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 2 Storeys
688	MEIRINGSPARK EXTENSION 5	813		RESIDENTIAL 2	D3	1. Density: 3 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
689	FLAMWOOD	128		SPECIAL	D4	1. The property shall only be used for the purposes of parking provision facilities and other related uses with the special consent of the Local Authority. 2. Coverage: 80% 3. Height: 2 Storeys
690	STILFONTEIN EXTENSION 4	3210  3512		SPECIAL	D5	1. The property shall only be used for the purposes of an accommodation enterprise/guesthouse, dwelling units and related uses with the special consent of the local authority. 2. Coverage: 60% 3. Height: 2 Storeys 1. The property shall only be used for the purposes of dwelling units and professional offices and related uses with the special consent of the Local Authority. 2. Coverage: 65% 3. Height: 2 Storeys
693	KLERKSDORP	1895	9	RESIDENTIAL 2	D11	1. Density: 6 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
694	WILKOPPIES AGRICULTURAL HOLDINGS	18	REMAINDER	SPECIAL	B76	1. The property shall only be used for the purposes of warehouse storage and related purposes with the special consent of the local Authority. 2. Coverage: 70% 3. Height: 2 Storeys
695	FLIMIEDA	562		SPECIAL	D3 D4	1. Density: 18 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
696	WILKOPPIES EXTENSION 12	644		SPECIAL	B76	1. Only ten dwelling units may be erected on the erf. 2. Coverage: 60% 3. Other uses with the special consent of the local authority.
697	FLAMWOOD	94	PORTION	SPECIAL	D4	1. The property shall only be used for the purposes of a tea garden. 2. Coverage: 60% 3. Height: 2 Storeys
698	BRAKPAN 251-IP	10	PORTION	SPECIAL	B75	1. The property shall only be used for the purposes of a poultry abattoir. 2. Coverage: 70% of the applicable 1000m <sup>2</sup> 3. Height: 2 Storeys
700	WILKEVILLE	1 38		RESIDENTIAL 2	D3	1. Density: 75 dwelling units 2. Coverage: 70% 3. Height: 2 Storeys
701	DORINGKRUIN	472		RESIDENTIAL 2	B76	1. Density: 12 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
702	FREEMANVILLE	59		SPECIAL	D3	1. The property shall only be used for the purposes of a vehicle sales lot. 2. Coverage: 70% 3. Height: 2 Storeys
703	FLAMWOOD EXTENSION 3	1005	REMAINDER	SPECIAL	B76	1. The property shall only be used for the purposes of dwelling units, professional offices and institutional purposes. 2. Coverage: 70% 3. Height: 2 Storeys
704	WILKOPPIES	13		SPECIAL	D4	1. The property shall only be used for the purposes of a guesthouse/accommodation enterprise, dwelling units and other related uses with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 2 Storeys
705	KLERKSDORP EXTENSION 11	1712		SPECIAL	D4	1. The property shall only be used for the purposes of a dwelling house, professional offices and related uses with the special consent of the Local Authority. 2. Coverage: 65% 3. Height: 2 Storeys

# Klerksdorp Land Use Management Scheme - 2005

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Annexure No	Property Description			Use Zone	Sheet	Additional Rights and / or Restrictions applicable to the property
	Township / Farm / Agricultural Holding	Erf / Portion / Holding Number	Portion of			
706	STILFONTEIN 408-IP	108		SPECIAL	B76	1. The property shall only be used for industrial purposes, an accommodation enterprise/guesthouse, conference facilities, restaurant, offices, shops and a chapel. 2. Coverage: 65% 3. Height: 2 Storeys
707	WILKEVILLE EXTENSION 1	150		RESIDENTIAL 2	D3	1. Density: 3 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
708	FLAMWOOD EXTENSION 1	328		RESIDENTIAL 2	D4	1. Density: 8 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
710	MEIRINGSPARK EXTENSION 5	782	1 2 REMAINDER	RESIDENTIAL 2	D3	1. Density: 3 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
711	LA HOFF	1017	PORTION	RESIDENTIAL 2	B76	1. Density: 4 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
713	ELANDIA EXTENSION 2	171	REMAINDER	RESIDENTIAL 2	D4	1. Density: 3 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
714	NESERHOF	154 155		RESIDENTIAL 2	D12	1. Density: 20 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
715	KLERKSDORP EXTENSION 10	1709	REMAINDER	SPECIAL	D4	1. The property shall only be used for the purposes of an accommodation enterprise, dwelling units, professional offices, institutional purposes, a teagarden and related uses with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 2 Storeys
716	BUISFONTEIN 367-IP	17		SPECIAL	A56 A64	1. The property shall only be used for the purposes of an accommodation enterprise, conference facilities, place of refreshment, recreation, a resort and related uses with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 2 Storeys
717	TIGANE EXTENSION 5	2993  2931  2930  2873  2994  2996	  RESIDENTIAL 1  RESIDENTIAL 1  BUSINESS 2  PUBLIC OPEN SPACE  PUBLIC OPEN SPACE	PUBLIC OPEN SPACE  RESIDENTIAL 1  RESIDENTIAL 1  BUSINESS 2  PUBLIC OPEN SPACE  PUBLIC OPEN SPACE	A63  A63  A63  A63  A63  A63	1. The registered owner of the erf shall erect a physical barrier consisting of a 1,3m high wire fence, or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Transport, Roads and Community Safety, North West Province before or during development of the erf along the boundary thereof abutting on Provincial Road P56-1 as well as the south-western, western and north-western boundaries thereof and shall maintain such fence in good order and repair. 1. The registered owner of the erf shall erect a physical barrier consisting of a 1,3m high wire fence, or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Transport, Roads and Community Safety, North West Province before or during development of the erf along the north-western boundary thereof and shall maintain such fence in good order and repair 1. The registered owner of the erf shall erect a physical barrier consisting of a 1,3m high wire fence, or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Transport, Roads and Community Safety, North West Province before or during development of the erf along the north-western boundary thereof between the western beacon of the erf and a point 26m from such beacon and shall maintain such fence in good order and repair 1. The registered owner of the erf shall erect a physical barrier consisting of a 2m high brick or concrete wall, or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Transport, Roads and Community Safety, North West Province before or during development of the erf along the south-eastern boundary thereof between the southern beacon of the erf and a point 44m from such beacon and shall maintain such fence in good order and repair 1. The registered owner of the erf shall erect a physical barrier consisting of a 1,3m high wire fence, or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Transport, Roads and Community Safety, North West Province before or during development of the erf along the boundary thereof abutting on Provincial Road P56-1 as well as the south-eastern, southern and south-western boundaries thereof and shall maintain such fence in good order and repair. 1. The registered owner of the erf shall erect a physical barrier consisting of a 1,3m high wire fence, or a barrier of such other material as may be approved by the Local Authority in accordance with the most recent standards of the Department of Transport, Roads and Community Safety, North West Province before or during development of the erf along the boundary thereof abutting on Provincial Road P56-1 and shall maintain such fence in good order and repair
718	KLERKSDORP EXTENSION 8	1582		SPECIAL	D4	1. The property shall only be used for the purposes of a dwelling house, accommodation enterprise/guesthouse, teagarden and related purposes with the special consent of the Local Authority. 2. Coverage: 50% 3. Height: 2 Storeys
732	MEIRINGSPARK	208		SPECIAL	D3	1. The property shall only be used for the purposes of a dwelling house, accommodation enterprise/guesthouse, conference facility, teagarden and related uses with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 2 Storeys
733	ELLATON	574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590		RESIDENTIAL 2	D19 D20	1. Density: 75 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys

# Klerksdorp Land Use Management Scheme - 2005

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Annexure No	Property Description			Use Zone	Sheet	Additional Rights and / or Restrictions applicable to the property
	Township / Farm / Agricultural Holding	Erf / Portion / Holding Number	Portion of			
		591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615				
734	STILFONTEIN EXTENSION 1	881	PORTION	SPECIAL	D6	1. The property shall only be used for the purposes of offices, shops, an accommodation enterprise/guesthouse and related uses with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 2 Storeys
735	STILFONTEIN	24		SPECIAL	D6	1. The property shall only be used for the purposes of professional offices, business, shops, a place of refreshment, dwelling house and related uses with the special consent of the Local authority. 2. Coverage: 60% 3. Height: 2 Storeys
738	STILFONTEIN EXTENSION 4	3660		SPECIAL	D5	1. The property shall only be used for the purposes of an accommodation enterprise / guesthouse and conference facility. 2. Coverage: 60% 3. Height: 2 Storeys
739	MEIRINGSPARK	288	1	RESIDENTIAL 2	D3	1. Density: 8 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
740	DORINGKRUIN	887	16 17 18 19 20 21 22 23 24 25 26 27 28	RESIDENTIAL 2	B76	1. Density: 12 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
741	MEIRINGSPARK EXTENSION 5	767		SPECIAL	D3	1. The property shall only be used for the purposes of a dwelling house, accommodation enterprise/guesthouse, conference facility, teagarden and related uses with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 2 Storeys
742	LA HOFF	1032		RESIDENTIAL 2	B76	1. Density: 6 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
743	DORINGKRUIN	393		RESIDENTIAL 2	B76	1. Density: 6 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
744	ROOSHEUWEL EXTENSION 2	346		RESIDENTIAL 2	D11	1. Density: 5 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
745	ADAMAYVIEW	256		SPECIAL	D4	1. The property shall only be used for the purposes of an accommodation enterprise, conference facility, dwelling units and related purposes with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 2 Storeys

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Annexure No	Property Description			Use Zone	Sheet	Additional Rights and / or Restrictions applicable to the property
	Township / Farm / Agricultural Holding	Erf / Portion / Holding Number	Portion of			
746	KLERKSDORP EXTENSION 5	1525	REMAINDER	RESIDENTIAL 2	D4	1. Density: 3 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
748	WILKOPPIES AGRICULTURAL HOLDINGS	18	1	SPECIAL	B76	1. The property shall only be used for the purposes of a service industry for the retail and exhibition for cement products and related uses with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 2 Storeys
750	WILKOPPIES	266		SPECIAL	D4	1. The property shall only be used for the purposes of medical and dietician consulting rooms 2. Coverage: 60% 3. Height: 2 Storeys
751	DORINGKRUIN	973	1 2 3 4 5 6 7 8 9 10 11 12	RESIDENTIAL 2	B76	1. Density: 12 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
752	NESERHOF	419	REMAINDER	RESIDENTIAL 2	D12	1. Density: 40 sectional dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
753	WILKOPPIES	15 16	1	RESIDENTIAL 2	D4	1. Density: 24 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
754	ELANDSHEUVEL NO. 402-IP	616		RESIDENTIAL 2	D3	1. Density: 5 sectional dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
757	STILFONTEIN EXTENSION 4	2340		SPECIAL	D6	1. The property shall only be used for the purposes of a dwelling house, accommodation enterprise/guesthouse, place of refreshment and other uses with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 2 Storeys
758	WILKOPPIES EXTENSION 14	706		SPECIAL	D4	1. The property shall only be used for the purposes of a dwelling house, accommodation enterprise/guesthouse, service enterprise (helath spa centre and health therapy activities) and other related uses with the special consent of the Local Authority 2. Coverage: 60% 3. Height: 2 Storeys
759	WILKOPPIES EXTENSION 4	415		SPECIAL	D4	1. The property shall only be used for the purposes of a dwelling house and place of education/instruction (nursery school). 2. Coverage: 60% 3. Height: 2 Storeys
760	WILKOPPIES EXTENSION 26	1066	8	SPECIAL	D4	1. The property shall only be used for the purposes of a dwelling house and medical consultation rooms 2. Coverage: 60% 3. Height: 2 Storeys
761	MEIRINGSPARK	75		RESIDENTIAL 2	D3	1. Density: 8 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
762	WILKEVILLE	123		RESIDENTIAL 2	D3	1. Density: 4 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
763	DORINGKRUIN	886	7	RESIDENTIAL 2	B76	1. Density: 2 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
764	NESERHOF EXTENSION 1	448 449 450 451 452 453 454 455		RESIDENTIAL 2	D12	1. Density: 62 dwelling units per hectare 2. Coverage: 50% 3. Height: 2 Storeys
765	NESERHOF EXTENSION 1	443 444 445 446 447		RESIDENTIAL 2	D12	1. Density: 62 dwelling units per hectare 2. Coverage: 50% 3. Height: 2 Storeys
766	LA HOFF	1141		RESIDENTIAL 2	B76	1. Density: 3 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys



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	Township / Farm / Agricultural Holding	Erf / Portion / Holding Number	Portion of			
767	HARTBEEFONTein NO. 297-IP	521		SPECIAL	A71	1. The property shall only be used for the purposes of an accommodation enterprise/guesthouse and a lodge 2. Coverage: 60% 3. Height: 2 Storeys
768	TOWNLANDS OF KLERKSDORP NO. 424-IP	528		SPECIAL	D4	1. The property shall only be used for the purposes of a hardware/building material store (including retail) subject to certain conditions. 2. Coverage: 60% 3. Height: 2 Storeys
769	WILKOPPIES	29		RESIDENTIAL 2	D4	1. Density: 12 sectional dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
770	FLIMIEDA	527		SPECIAL	D4	1. The property shall only be used for the purposes of medical consulting rooms and professional offices 2. Coverage: 60% 3. Height: 2 Storeys
771	ELANDSHEUVEL NO. 402-IP	574		SPECIAL	D4	1. The property shall only be used for the purposes of a graphic and computer design studio, printing enterprise and related purposes with the special consent of the Local Authority 2. Coverage: 60% 3. Height: 2 Storeys
773	WILKOPPIES EXTENSION 84	3498 TO 3552		RESIDENTIAL 1	B76	1. Coverage: 50% 2. Height: 2 storeys 3. All building plans to be submitted to the Local Authority for approval shall be subject to approval by the Architectural Committee of the Home Owners Association
		3553		SPECIAL	B76	1. The erf shall be used solely for the purposes of access and access control.
		ALL ERVEN		ALL USE ZONES	B76	2. The Section 21 Company will bear full responsibility for the functioning and proper maintenance of the access and access control erf. 1. Development of the erf shall be subject to all conditions imposed by the Department of Agriculture, Conservation and Environment in terms of the Environmental Authorisation issued by the said Department on 30 November 2009 by virtue of NWP/EIA/81/2007
774	WILKOPPIES	255	REMAINDER	SPECIAL	D4	1. The property shall only be used for the purposes of an accommodation enterprise. 2. Coverage: 60% 3. Height: 2 Storeys
776	KLERKSDORP	1897	2 3 4 REMAINDER	RESIDENTIAL 2	D4 D12	1. Density: 75 dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
781	TOWNLANDS OF KLERKSDORP NO. 424-IP	575		SPECIAL	D4	1. The property shall only be used for the purposes of a motor vehicle showroom, workshop, offices and a filling station (which will make provision for a truck stop and overnight facilities on site), restaurant and a hotel. 2. Coverage: 60% 3. Height: 2 Storeys
782	WILKOPPIES EXTENSION 16	820		SPECIAL	B76	1. The property shall only be used for the purposes of an accommodation enterprise/guesthouse, dwelling house and dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
783	FLIMIEDA	217		SPECIAL	D3	1. The property shall only be used for the purposes of an accommodation enterprise/guesthouse, teagarden and related purposes with the special consent of the Local Authority. 2. Coverage: 60% 3. Height: 2 Storeys
787	ELLATON EXTENSION 1	1078 TO 1111;		RESIDENTIAL 1	D20	1. Coverage: 60% 2. Height: 2 Storeys
		1112		SPECIAL	D20	1. The erf shall be used solely for the purposes of complex administration offices as well as a shop (kiosk)
		1214		SPECIAL	D20	1. The erf shall be used solely for the purposes of access and access control
		ALL ERVEN		ALL USE ZONES	D20	2. The Section 21 Company will bear full responsibility for the functioning and proper maintenance of the access and access control erf 1. Development of the erf shall be subject to all conditions imposed by the Department of Agriculture, Conservation and Environment in terms of the Record-of-Decision (ROD) issued by the said Department on 20 July 2007 by virtue of EIA/141/2006NW
789	FLAMWOOD EXTENSION 30	2065 TO 2121		RESIDENTIAL 1	B76	1. Coverage: 60% 2. Height: 2 storeys 3. All building plans to be submitted to the Local Authority for approval shall be subject to approval by the Architectural Committee of the Home Owners Association
		2122		SPECIAL	B76	1. The erf shall be used solely for access and access control purposes
		ALL ERVEN		ALL USE ZONES	B76	2. The Section 21 Company will bear full responsibility for the functioning and proper maintenance of the access erf. 1. Development of the erf shall be subject to all conditions imposed by the Department of Agriculture, Conservation and Environment in terms of the Record-of-Decision (ROD) (EIA287/2004NW) issued on 27 November 2006 by the said Department
790	WILKOPPIES EXTENSION 67	3182 TO 3232		RESIDENTIAL 1	B76	1. All building plans to be submitted to the Local Authority for approval shall be subject to approval by the Architectural Committee of the Home Owners Association
		3233		SPECIAL	B76	1. The erf shall be used solely for the purposes of access and access control.
		3234 TO 3236		SPECIAL	B76	2. The Section 21 Company will bear full responsibility for the functioning and proper maintenance of the access erf.
		ALL ERVEN		ALL USE ZONES	B76	1. The erf shall be used solely for the purposes of a private road and access control purposes. 2. The Section 21 Company or similar entity will bear full responsibility for the functioning and proper maintenance of the private internal roads. 1. Development of the erf shall be subject to all conditions imposed by the Department of Agriculture, Conservation and Environment in terms of the Record-of-Decision (ROD) issued by the said Department on 20 July 2007 by virtue of NWP/EIA/99/2006
792	WILKOPPIES EXTENSION 18	912		SPECIAL	D4	1. The property shall only be used for the purposes of a dwelling house and medical consulting rooms 2. Coverage: 60% 3. Height: 2 Storeys
794	WILKOPPIES EXTENSION 4	533		SPECIAL	D4	1. The property shall only be used for the purposes of an accommodation enterprise, professional offices and dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
795	WILKEVILLE	68		SPECIAL	D4	1. The property shall only be used for the purposes of an accommodation enterprise and dwelling units 2. Coverage: 60% 3. Height: 2 Storeys
797	ORKNEY	2002		SPECIAL	D36	1. The property shall only be used for the purposes of an accommodation enterprise/guesthouse 2. Coverage: 60% 3. Height: 2 Storeys
798	WILKOPPIES	15	REMAINDER	SPECIAL	D4	1. The property shall only be used for the purposes of an accommodation enterprise/guesthouse, teagarden and conference facility 2. Coverage: 60% 3. Height: 2 Storeys

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Annexure No	Property Description			Use Zone	Sheet	Additional Rights and / or Restrictions applicable to the property
	Township / Farm / Agricultural Holding	Erf / Portion / Holding Number	Portion of			
799	WILKOPPIES EXTENSION 4	465		SPECIAL	D4	1. The property shall only be used for the purposes of dwelling units and an accommodation enterprise/guesthouse 2. Coverage: 60% 3. Height: 2 Storeys
800	WILKOPPIES EXTENSION 41	2855		SPECIAL	B76	1. The property shall only be used for the purposes of dwelling units and an accommodation enterprise/guesthouse 2. Coverage: 60% 3. Height: 2 Storeys
802	FLAMWOOD EXTENSION 4	1051		SPECIAL	D4	1. The property shall only be used for the purposes of professional offices and other uses with the special consent of the Local Authority. 2. Coverage: 70% 3. Height: 2 Storeys
812	WILKOPPIES EXTENSION 16	3086 3087		SPECIAL	D4	1. The erf shall be used solely for the purposes of institutional uses, medical consulting rooms, offices and place of refreshment: Provided that with the special consent of the Local Authority the erf may be used for other uses 2. Coverage: 70% 3. Height: 2 Storeys 4. Development of the erf shall be subject to all conditions imposed by the Department of Agriculture, Conservation and Environment in terms of the Environmental Authorisation issued by the said Department on 30 August 2007 by virtue of NWP/EIA/164/2007.