



HARTBEEPOORT
TOWN PLANNING SCHEME

1993

C O N T E N T S

Clause Pa

PART A

GENERAL

Contents of this Scheme	1	1
Definitions	2	1
Area of this Scheme	3	13
Responsible authority	4	13
Use of Annexures	5	13
Protection of existing buildings	6	14

PART B

**STREETS AND BUILDING LINES: Lines of no access;
Building lines and building restriction areas;
Relaxation and observance of building line
requirements; Physical barriers**

Lines of no access	7	15
Building lines and building restriction areas	8	15
Relaxation and observance of building line requirements	9	17
Physical barriers	10	18

PART C

BUILDING RESTRICTIONS AND USE OF ANY LAND OR BUILDING

Buildings used for more than one purpose	11	20
Use of any land or building	12	20
Special consent	13	29
Advertisement and objections	14	30
Conditions applicable to all properties	15	32
Conditions applicable to all properties within a Residential 2 use zone	16	33
Conditions applicable to all properties within Residential 3 and 4 use zones	17	34
Conditions applicable to all properties within a Residential 5 use zone	18	36
Conditions applicable to all properties within a Public Garage use zone	19	39

(ii)

	Clause	Page
Conditions applicable to all land within dolomite areas or with detrimental soil conditions	20	39
Parking	21	41
Saving for special purposes	22	43
Temporary signs for the sale or lease of properties or buildings	23	44
Density	24	44
Allowance for splaying of corners	25	48
Height, coverage, floor area ratio and number of dwelling units per ha	26	49
Restriction on height of buildings	27	51
Restriction on coverage of land	28	51
Restriction on floor area ratio or number of dwelling units per ha	29	52

PART D

GENERAL AMENITY AND CONVENIENCE

Removal of injurious conditions	30	53
---------------------------------	----	----

PART E

MISCELLANEOUS

Binding force of conditions	31	54
Entry and inspection of properties	32	54
Service of notices	33	54
Inspection of this Scheme	34	55
Conflict in respect of this Scheme, Title conditions and Establishment conditions of Townships and/or Agricultural holdings	35	55
Short Title	36	56

HARTBEESSPOORT TOWN-PLANNING SCHEME, 1993**PART A****GENERAL****1. Contents of this Scheme**

This Scheme is divided into parts relating to the following matters respectively:

- PART A: GENERAL
- PART B: STREETS AND BUILDING LINES: Lines of no access; Building lines and building restrictions; Relaxation and observance of building line requirements; Physical barriers
- PART C: BUILDING RESTRICTIONS AND USE OF ANY LAND OR BUILDING
- PART D: GENERAL AMENITY AND CONVENIENCE
- PART E: MISCELLANEOUS

2. Definitions

In this Scheme, unless the context otherwise indicates, the following comprehensions and expressions have the respective meanings hereby assigned to them.

- (1) "additional structures to a mobile dwelling unit" - includes any structure attached or detached to a mobile dwelling unit but which is incidental thereto; (12)
- (2) "Administrator" - the Administrator as defined in the Ordinance; (1)
- (3) "agricultural building" - any building designed for use in connection with, and which is ordinarily incidental to, or reasonably necessary in connection with the use of the land on which the building is situated as agricultural land, and may include a dwelling house; (37)

- (4) "agricultural holding" - any land laid out in terms of the Agricultural Holdings (Transvaal) Registration Act, 1919 (Act 22 of 1919) and registered in deeds registry; (39)
- (5) "agricultural land" - land destined as arable land meadow or pasture land, market gardens, poultry farms pig farms, bee-farming, nursery gardens, plantation and orchards, excluding the following:
- (a) land used as a park;
 - (b) land used for the purposes of sport, recreation, or as a racecourse; (38)
- (6) "Annexures to this Scheme" - the annexures as contemplated in clause 5 of this Scheme; (13)
- (7) "area" - the area contemplated in clause 3 of this Scheme; (19)
- (8) "basement" - any storey of a building which is below the level of the ground storey of the building; (34)
- (9) "Board" - the Townships Board as established in terms of section 3 of the Ordinance; (63)
- (10) "builders yard" - any land or building being used for the storage of materials -
- (a) required for or normally used in building operations;
 - (b) derived from demolition or excavation operations;
 - (c) required or normally used for improvements to land, such as material for the construction of streets, the installation of essential services, or for any other building works, whether used for public or private purposes;
 - (d) for the preparation for use of materials thus stored but does not include a builder's yard established for the purpose of temporarily storing such materials in connection with and for the duration of construction or building works in the vicinity of such builder's yard and also does not include the storage at a shop or a warehouse; (8)
- (11) "building" - any structure of any nature whatsoever; (20)

- (12) "building line" - any line which -
- (a) indicates the furthestmost boundary of a building restriction area from a street, proposed street, street widening, or any other boundary of a property which does not abut a street; and
 - (b) which is at a stipulated distance from the boundary of a property; (9)
- (13) "building pit" - a part of a building containing lift shafts, conveniences or enclosed stairs; (21)
- (14) "building restriction area" - any area wherein no building, subject to the provisions of this Scheme, may be erected; (7)
- (15) "by-laws" - the municipal instructions or regulations which are in force within this Scheme area by virtue of section 2 of the Local Government Ordinance, 1939 (Ordinance 17 of 1939); (74)
- (16) "central area" - the area as indicated on Annexure 1; (66)
- (17) "commercial use" - any land or building being used for such purposes as distribution centres, wholesale trade, storage, warehouses, cartage and transport services, laboratories and computer centres and may include offices which are directly related and subservient to the main use which is carried out on the land or in the building; (36)
- (18) "controlling authority" -
- (a) the controlling authority as defined in section 1 of the Advertising on Roads and Ribbon Development Act, 1940 (Act 21 of 1940);
 - (b) the Commission as defined in section 1 of the National Roads Act, 1971 (Act 54 of 1971), as the case may be; (2)
- (19) "coverage" - the area of a property covered by buildings measured over the external wall as seen vertically from above and expressed as a percentage (%) of the area of the property; (14)
- (20) "domestic industry" - any use as defined in "industry", but where not more than 7 persons are employed on the property, whether as employers or employees and which is not a noxious activity; (29)

- (21) "drive-in restaurant" - any land or building being used as a place of refreshment from where food and refreshments are served to clients who mainly remain seated in parked vehicles; (31)
- (22) "dwelling house" - any single detached dwelling unit; (82)
- (23) "dwelling unit" - an interconnected suite of rooms which may not include more than 1 kitchen, designed for occupation and use by a single family. It may also include such outbuildings and servant's quarters as are ordinarily incidental thereto; (80)
- (24) "erection of a building" - the structural alteration of or any addition to a building other than a structural alteration which, in the opinion of the local authority, is of a limited extent such as, *inter alia*, the removal of non-weight bearing internal walls, the erection of removable partitioning, safes and similar items in a building, or repair work inside or outside a building; (53)
- (25) "erf" - land as defined in the Ordinance; (18)
- (26) "existing building" - a building as defined in the Ordinance and erected in accordance with building plans approved by the local authority or which is otherwise lawful, the construction of which -
- (a) was completed on or before the fixed date;
 - (b) was only completed after the fixed date but of which the building plans were approved before that date and the building work, in the opinion of the local authority, commenced within a reasonable time after the approval of the building plans;
 - (c) was completed in accordance with the conditions of any permission granted by the local authority pending the preparation and coming into force of this Scheme; (5)
- (27) "existing erf" - an erf as defined in the Ordinance and includes any portion of an erf the subdivision of which was approved prior to the fixed date and is registered in a deeds registry; (4)
- (28) "existing use" - any use as defined in section 43 of the Ordinance; (6)
- (29) "family" - a man and/or a woman with or without their children and/or parents, who all live together as a single household; (23)

- (30) "filling station" - any land or building being used for the purposes of fueling, washing, polishing and lubricating of motor vehicles, including incidental and routine maintenance but excluding a public garage, panelbeating, spray-painting and any major repairs; (78)
- (31) "fixed date" - the date on which notice was given in the *Provincial Gazette* that this Scheme had been approved; (3)
- (32) "floor area" - the sum of the gross area of a building at the floor level of each storey mezzanine or basement: Provided that in the calculation of the floor area the following areas shall not be included:
- (a) unroofed buildings or structures, open roofs and areas needed for external fire-escapes;
 - (b) parking spaces for the occupants of the building;
 - (c) access passages, walkways and corridors (excluding entrance halls, porches and corridors in a dwelling unit or a residential building where such entrance halls, porches and corridors are enclosed by an external wall or windows);
 - (d) areas for the lift motor room and other mechanical or electrical equipment which is essential for the proper use of the building including facilities and steps in lift shafts;
 - (e) housing for servants on the roof of a building: Provided that the floor area thus excluded shall not exceed 3% of the permissible floor area of such building;
 - (f) a verandah or balcony in a building: Provided that such verandah or balcony shall not be enclosed except by means of a parapet at most 1 m high or a wire gauze screen;
 - (g) areas reasonably used for the cleaning, maintenance and care of the building or buildings, except dwelling units for supervisors, cleaners, caretakers and maintenance personnel; (76)
- (33) "floor area ratio" or "FAR" - the ratio obtained by dividing the floor area of the building(s) by the total area of the property on which the building(s) is erected and expressed as a decimal, thus -

$$\text{FAR} = \frac{\text{Floor area of the building(s)}}{\text{Total area of the property on which the building(s) is erected; (77)}}$$

- (34) "gross leasable floor area" - the floor area of building designed for occupation and control by lessee, or which is suitable for such purpose, measured from the centre line of joint partitions and/or the outer surface of external walls; (10)
- (35) "ground floor" - the lowest storey of a building which is not a basement; (25)
- (36) "hotel" - any building which is registered as a hotel in terms of section 1 of the Hotels Act, 1965 (Act 70 of 1965); (28)
- (37) "industry" - the use of land or a building as any factory as defined in the Factories, Machinery and Building Works Act, 1941 (Act 22 of 1941), as well as works defined in the Mines and Works Act, 1956 (Act 27 of 1956), including offices which are directly related to and subservient to the main use conducted on the property; (47)
- (38) "institution" - a use zone for the use of any land or building as a public institution, charitable institution, hospital, nursing home, sanatorium, clinic whether public or private, but does not include institutions which are primarily used for offices or where primarily administrative work is performed; (30)
- (39) "land" - any land as defined in the Ordinance and also includes land covered by water; (24)
- (40) "light industry" - any industry in which the power consumption of any motor shall not exceed 3 kW with a maximum of 24 kW for all motors: The total power consumption on the property shall not exceed 49 kVa and the number of workers *bona fide* employed on the property shall not exceed 20; (40)
- (41) "living room" - any room designed or used for human occupation in accordance with the standards prescribed in the By-Laws, but does not include a storeroom, a kitchen, a scullery, a toilet, a bathroom or a passage; (83)
- (42) "local authority" - the Town Council of Hartbeespoort; (57)
- (43) "Map" - the Scheme Map marked Map 3 as set out in the Regulations and as amended from time to time by any approved amendment scheme; (32)
- (44) "minister" - the minister charged with Local Government: House of Assembly; (41)

- (45) "mobile dwelling unit" - any prefabricated interconnected suite of rooms, which may not include more than 1 kitchen, designed for occupation and use by a single family as a permanent residence, which is provided with the necessary service connecting points and so manufactured that it can be moved as a unit or units on wheels; (42)
- (46) "mobile dwelling unit parking surface" - the area reserved on each mobile dwelling unit site for the siting of a mobile dwelling unit, with at least such dimensions to fit the mobile dwelling unit thereon and hardened with a suitable material to carry the expected maximum load at all times; (43)
- (47) "mobile dwelling unit stand" - that part of a property which is demarcated and intended for the siting of 1 mobile dwelling unit and the allowable additional structures for the exclusive use of the occupants of the mobile dwelling unit; (44)
- (48) "motor sales market" - any land or building being used for the sale or display of vehicles, but does not include any form of a workshop or filling station; (45)
- (49) "municipal purposes" - such purposes for which the local authority requires the land to carry out its functions in terms of the Local Government Ordinance, 1939 (Ordinance 17 of 1939), as amended, or any other law; (46)
- (50) "noxious industry" - any activity where only one or more of the following are carried on:
- panel-beating, spray-painting, blood boiling, bone boiling, tallow melting, fat melting or extracting, soap boiling, tripe boiling or cleaning, skin storing, bone storing, fellmongering, skin curing, blood drying, gut scraping, leather dressing, tanning, glue making, size making, charcoal burning, brick burning, lime burning, manure making, manure storing, parchment making, malt making, yeast making, cement works, coke ovens, salt glazing, sintering of sulphur bearing materials, viscose works, smelting of ores and minerals, calcining, puddling and rolling of iron and other metals, conversion of pig-iron into wrought iron, reheating, annealing, hardening, forging, converting and carburising iron and other metals, works for the production of, or which employ, carbon bisulphide, cellulose lacquers, cyanogen or its compounds, hot pitch of bitumen, pulverized fuel, pyridine, liquid or gaseous sulphur dioxide and sulphur chlorides, works for the production of amyl-acetate, aromatic ethers, butyric acid, caramel, enameled wire, glass, hexamine, iodoform, lampblack, B-naphthol, resin products, salicylic acid, sulphonated organic compounds, sulphur

dyes, ultramarine, zinc chloride and zinc oxide and oil refining and works dealing with the processing or refining of petrol or oil or their products:

Provided that when a certificate, issued by the Medical Officer of Health of a local authority in consultation with the Inspector of Factories, is produced, declaring that the process intended to be used in connection with any of the foregoing activities or factories will eliminate all nuisances or threats to the health in the neighbourhood due to -

- (a) vapour or effluvia;
- (b) fluids or liquid wastes originating from the property, if it is the intention to purify the wastes according to the soil treatment method, the piece of land and its position in relation to streams or water courses must be mentioned;
- (c) solid waste material

the local authority may consent to such an activity in Industrial 1 and 3 zones; (27)

- (51) "occupant" - any occupant in relation to any land or building and includes the following:

any person occupying such land or building or legally entitled to occupy it or anybody having the charge or management thereof and includes the agent of such a person who is absent from the area or whose whereabouts are unknown; (48)

- (52) "office" - any building or part of a building being used for or designed to be used for administrative, clerical or professional purposes and includes a bank, building society and an insurance society; (33)

- (53) "Ordinance" - the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), as amended; (54)

- (54) "outbuilding" - any building other than the main building which, in the opinion of the local authority, is ordinarily necessary in connection with the use of the main building; (11)

- (55) "owner" - in relation to any land or building any of the following:

- (a) the registered owner;
- (b) the holder of a stand licence;
- (c) a lessee by virtue of a lease which is registered by law;

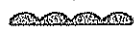
- (d) the person who administers the estate of any person mentioned in (a), (b) or (c), whether as executor, administrator, guardian or in any other capacity;
- (e) any person who receives payment from any occupant or other person who would receive payment should such land or building be leased, whether for his own account or as agent for any person who is entitled thereto or who has an interest therein;
- (f) a properly authorized agent of such owner as determined in (a) to (e); (16)
- (56) "parking garage" - the use of any land or building exclusively for the parking of motor vehicles not being for trade or sale; (56)
- (57) "place of amusement" - the use of any land or building for any recreational purposes with a view to profit and reward, for instance a public hall, theatre, cinema, music-hall, concert hall, billiard saloon, sports stadium, skating rink, dance hall or for other recreational purposes, or for trade or industrial exhibitions; (73)
- (58) "place of instruction" - any building designed for use, or being used as a school, college, technicon, university, technical college, lecture hall, institute or other educational centre, creche, convent or monastery, public library, art gallery, museum or gymnasium; (49)
- (59) "place of public worship" - any land or being used as a church, chapel, oratory, house of worship, synagogue or other place of public devotion, and includes any land or building being used as a place of religious instruction or an institution on the same property as and associated with any of the foregoing land or building which is intended to be used for social intercourse and recreation but shall not include a funeral chapel which shall be deemed to be a special use; (59)
- (60) "place of refreshment" - includes a restaurant, tea-room or coffee-shop and a building which is not a hotel, drive-in restaurant, boarding house or residential club, which is designed and used for the preparation or the retail sale of meals, refreshments, as well as the retail sale of fresh produce, mineral waters, sweets, tobacco and reading material; (75)
- (61) "podium" - the lower section of any building immediately above ground level but not exceeding 3 storeys, which serves as a platform for a superstructure and which is wider than such superstructure; (60)

- (62) "private club" - any land or building being used as a private meeting-place for a group of people with a collective aim; (61)
- (63) "private open space" - a use zone for use of any land or building as private grounds for sport, play, rest and recreation park or as an ornamental garden to which the general public will have no admission, except with consent; (62)
- (64) "property" - any portion of land which is registered as a separate unit in a deeds registry; (17)
- (65) "public garage" - a use zone for the use of any land or building with a view to profit or reward for the maintenance, repair or fueling of vehicles and related purposes, excluding panelbeating and spray-painting, and may include any one or more of the following uses:
- (a) the parking or storage of vehicles;
 - (b) the sale of spare parts, accessories, fuels and lubricants for vehicles;
 - (c) the display and sale of new or used vehicles;
- (50)
- (66) "public open space" - a use zone for the use of any land being used by the public as an open space and includes a park, garden, playground, recreation park, or square; (51)
- (67) "public street" or "road" - the area or portion of any street, road, bridge, subway, tunnel, avenue, lane, driveway, sanitary lane, thoroughfare or right of way, shown on the general plan of a township, agricultural holdings or other division of land, or in respect of which the public has acquired a right of way by prescription or any other means; (52)
- (68) "Regulations" - the Town-planning and Townships Regulations made in terms of the Ordinance; (64)
- (69) "residential building" - any building, other than a dwelling house of hotel, designed for use, or used for human habitation, and includes a boarding house, a residential club, a hostel or tenements but does not include any building mentioned whether by way of inclusion or exclusion in the definitions of place of instruction, institution and dwelling unit; (81)
- (70) "retail trade" - any trade other than wholesale trade as defined in this Scheme; (35)

- (71) "scrap-yard" - any land or building being used as junk-yard or scrap-yard for the dismantling, stacking, storing or preparation for resale of any used material, scrap metals, scrap vehicles, scrap machinery, or any other scrap materials, whether or not such dismantling or storage with a view to the disposal or re-use of such scrap; (65)
- (72) "service industry" - any use which, in the opinion of the local authority, -
- (a) is a small scale industrial activity incidental to the needs of the local community and the retail trade and which,
 - (b) will not -
 - (i) interfere with the amenity of surrounding properties; or
 - (ii) be of nuisance value by virtue of noise, appearance, smell or activities or for any other reason whatsoever,
 but excludes a public garage and filling station; (15)
- (73) "shop" - the use of any land or building for the purposes of carrying on retail trade and the necessary accompanying storage and packaging, and includes any accompanying use on the same site which is incidental and subordinate to the conduct of the retail business: Provided that such accompanying storage and packaging and accompanying use shall not give rise to any disturbance or nuisance. The following uses shall not be considered as incidental to a shop:
- a noxious activity, drive-in restaurant, place of refreshment, scrap-yard, commercial use, ware house, public garage, filling station, parking garage, place of amusement, motor sales market and a fish fryer; (79)
- (74) "site" - includes the area of any building, yard, courtyard or garden; (70)
- (75) "site development plan" - the plan which shows the proposed development of a property and any salient natural features thereof; (71)
- (76) "slab block" - any building or that part of any building erected upon a podium, which has its one axis longer than the other and may include a projecting service core sited approximately at the middle of the longer side, or, with the consent of the local authority, in any other position; (58)

- (77) "social hall" - any building being used for social assemblies, gatherings, meetings and recreational purposes and includes a Masonic temple and a non-residential club but does not include a place of amusement; (22)
- (78) "special consent" - the written consent of the local authority granted in terms of the provisions of clause 20 of this Scheme; (69)
- (79) "special use" - any land or building being used for any use other than one of the uses defined in this Scheme or mentioned in any definition; (68)
- (80) "storey" - the space in any building between one floor level and the following floor level or ceiling or roof above; (72)
- (81) "warehouse" - any land or building being used for the exclusive purpose of storage of goods, which in the opinion of the local authority are not dangerous, noxious or unsightly, and includes wholesale trade, and may also include ancillary office accommodation which is subsidiary to the main use, but excludes any retail trade on the property of such building, unless the special consent of the local authority has been obtained; (55)
- (82) "wholesale trade" - trade which is restricted to the sale of goods or products to retailers; (26)
- (83) "zone" - a part of the area of this Scheme, shown on the Map, by means of a distinctive notation or edging, or other distinctive manner for the purpose of indicating the restrictions imposed on the use of any land or building where the following expressions indicates the following restrictions:
- (a) density zone: density of buildings per area unit;
 - (b) use zone: use of any land or building;
 - (c) height zone: height of buildings per storey.
(67)

3. Area of this Scheme

The area to which this Scheme applies, shall be shown on the Map by the following notation: 

The area which abuts the straight edge of the notation is the area within this Scheme whilst the area which abuts the semi-circular edge of the notation is not within this Scheme.

4. Responsible authority

The local authority shall be the authority responsible for enforcing and carrying into effect the provisions of this Scheme.

5. Use of Annexures

- (1) Special rights, conditions and restrictions which may apply within any use zone, may be indicated in an annexure to this Scheme.
- (2) The special conditions and restrictions referred to in subclause (1) shall -
 - (a) be in addition to the general conditions, restrictions and other provisions of this Scheme; and
 - (b) prevail should they conflict with any such other condition, restriction or provision in this Scheme.
- (3) An Annexure contemplated in subclause (1) shall consist of -
 - (a) a sheet upon which is inscribed the number of such Annexure, a description of the property to which it applies, the special rights, conditions and restrictions applying to the property, and the number and name of the relevant Scheme in terms of which the Annexure was prepared; and
 - (b) a diagram of the relevant property, which diagram shall accord with the layout shown on the Map.
- (4) The number of the relevant Annexure shall be inscribed in a double circle within or next to the figure of the relevant property on Map 3 and if it be inscribed next to such figure, it shall be joined to the figure by means of a line.

- (4) Die nommer van die betrokke Bylae word binne dubbel-sirkel binne of langs die figuur van die betrokke eiendom op Kaart 3 aangedui en, indien dit langs sodanige figuur aangedui is, moet dit deur middel van 'n lyn met die figuur gekoppel word.

6. Beskerming van bestaande geboue

Behalwe dat die verbouing of aanbouing aan bestaande geboue, uitgesonderd enige boukundige veranderings wat na die mening van die plaaslike bestuur van beperkte omvang is, soos die verwydering van nie-gewigdraende binnemure, die oprigting van verskuifbare afskortings, kluisse en toilette binne 'n bestaande gebou, of herstelwerk binne of buite 'n gebou, met die bepalinge van hierdie Skema ooreen moet stem, word bestaande geboue, anders as bestaande geboue ingevolge artikel 43 van die Ordonnansie nie deur die bepalinge van hierdie Skema wat sodanige geboue andersins onwettig sou maak geraak nie. Met dieselfde verstande dat in gevalle waar verbouings- of aanbouingswerk aan bestaande geboue, na die mening van die plaaslike bestuur nie gering van aard is nie, moet die bepalinge van hierdie Skema slegs op die dele van die gebou waaraan verbouings- of aanbouingswerk gedoen word, van toepassing gemaak word.

TABLE "A"

No	Use zones (1)	Building line in m on -		
		street boundaries (2)	rear boundaries (3)	other boundaries (4)
1.	Residential 1 and 2	5	-	2
2.	Residential 3 and 4	8	-	2
3.	Business 1, 2, 3 and 4	5	-	-
4.	Industrial 1, 2, and 3	6	-	-
5.	Commercial 1 and 2	6	-	-
6.	PUBLIC Garage	8	5	5
7.	Agricultural	10	5	5
8.	All other use zones	5	5	5

Provided that -

- (a) a private garage may be erected on the side of a dwelling house within one of the side boundaries provided that the garage shall be attached to the dwelling house and the other side boundary line is not less than 1 m;
- (b) in respect of the streets and portions of streets or erven designated in column (2) of TABLE "B", the applicable building line shall be as set out column (3) of the said table.

6. Protection of existing buildings

Except that the rebuilding of or addition to existing buildings, excluding any structural alteration which, in the opinion of the local authority, is of a limited extent such as, the removal of non-weight bearing internal walls, the erection of removable partitionings, safes and toilets inside an existing building, or repair work inside or outside a building shall conform to the provisions of this Scheme, existing buildings, other than existing buildings in terms of section 43 of the Ordinance, shall not be affected by the provisions of this Scheme which would otherwise make such buildings illegal: Provided that in cases where alterations of or additions to existing buildings are, in the opinion of the local authority, not of a limited extent, the provisions of this Scheme shall apply only to the parts of the building which are being altered or extended.

TABLE "B"

Description of property (1)	Building line in m (2)	Street/portion of street (3)

- (c) the building line as set out in TABLE "C" shall apply to the properties designated therein and such building lines shall not be relaxed, modified or amended without the written consent of the relevant controlling authority.

TABLE "C"

Description of property (1)	Applicable position (2)	Building line in m (3)	National road/ provincial road (4)

9. Relaxation and observance of building line requirements

- (1) The local authority may on receipt of a written application by the owner, subject to the provisions of clause 8 (3) (b) and subject to such conditions imposed by the local authority -
- (a) permit the erection of a building in the building restriction area in the case of corner erven or corner properties if, due to the gradient of the property or of the adjoining property, or the proximity of buildings which have already been erected in front of the building line, compliance with the building line requirements will hamper the development of the property to an unreasonable extent;

- (b) relax the building restriction area for erven within Residential 2, 3, 4 and 5 use zones on consideration of the site development plan, if such relaxation would, in the opinion of the local authority, result in an improvement in the development of the erf;
 - (c) permit the erection of a swimming pool or a tennis court within the building restriction area; and
 - (d) relax the building line on any boundary other than a street boundary of any property upon consolidation of such property with an adjoining property.
- (2) This clause shall not be construed as permitting the erection of any building contravention in terms of the provisions of clause 8 or any title condition contained in the applicable title deed.

10. Physical barriers

- (1) Unless otherwise indicated in the Map or Annexure, the properties as set out in column (1) of TABLE "D", shall be subject to the following conditions:
- (a) the registered owner of the property shall erect a physical barrier as set out in column (3) of TABLE "D" or a fence of such other material as may be approved by the local authority in accordance with the standards laid down by the controlling authority before or during the development of the property along the boundary of the property abutting on the national road or provincial road as set out in column (4) of TABLE "D" to the satisfaction of the local authority and shall maintain such fence;
 - (b) excluding the physical barrier by virtue of or in terms of clause 10 (1) (a), a swimming pool or any essential stormwater drainage structure, no building, structure or anything 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 the surface of any land or building at a distance less than the distance as set out in TABLE "C" from the boundary abutting on the national road or provincial road 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 written consent of the controlling authority.

TABLE "D"

Description of property (1)	Applicable position (2)	Physical barrier (3)	National road/ provincial road (4)

PART C

BUILDING RESTRICTIONS AND USE OF ANY LAND OR BUILDING

11. Buildings used for more than one purpose

- (1) Where any land or building is being used for more than one use it shall for the purpose of clauses 12, 19, 20 and 25 hereof, be treated as being used or partly designed for each of these uses but for the purposes of the other provisions of this part of this Scheme, it shall be treated as though it were being used or designed for its predominant use and the local authority shall, when considering a building plan, or if the person having control of the erection of a building, or proposing to erect a building makes an application for the purpose, decide which is the predominant use.
- (2) The local authority shall give notice of any decision under this clause to the applicant.

12. Use of any land or building

- (1) For the purposes of which any land or building in each of the use zones specified in TABLE "E" -
 - (a) may be used;
 - (b) may be used only with the special consent of the local authority;
 - (c) may not be used,as shown in columns (3), (4) and (5) of the said table:

TABLE "E"




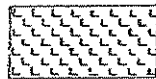


No.	Use zones	Notation as shown on the A Series of the Map	Purposes for which any ground or building may be used	Purposes for which any ground or building may be used only with the special consent of the the local authority	Purposes for which any ground or building may not be used
	(1)	(2)	(3)	(4)	(5)
1.	Residential 1		Dwelling houses	Places of public worship, places of instruction, social halls, institutions, special uses <i>guest house</i>	Uses not in columns (3) and (4)
2.	Residential 2		Dwelling units	Places of public worship, places of instruction, social halls, institutions, special uses	Uses not in columns (3) and (4)
3.	Residential 3		Dwelling units	Special uses, hotels, social halls, places of public worship	Uses not in columns (3) and (4)
4.	Residential 4		Dwelling units, residential buildings	Hotels (excluding off-sales), places of public worship, places of instruction, social halls, institutions, special uses, places of refreshment	Uses not in columns (3) and (4)
5.	Residential 5		Mobile dwelling units; not more than one dwelling unit which need not be a mobile dwelling unit for occupation by the caretaker; such other buildings or structures as may in the opinion of the local authority, be necessary for the administration and proper functioning of the development of the property	Places of public worship, places of instruction, social halls, institutions, special uses	Uses not in columns (3) and (4)
6.	Business 1		Places of refreshment, shops, dwelling units, residential buildings, places of public worship, places of instruction, social halls, public garages, dry-cleaners, offices, hotels	Uses not in columns (3) and (5)	Noxious industries

TABLE "E" (continued)

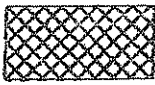
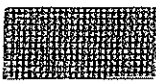


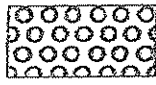

No.	Use zones (1)	Notation as shown on the A Series of the Map (2)	Purposes for which any ground or building may be used (3)	Purposes for which any ground or building may be used only with the special consent of the local authority (4)	Purposes for which any ground or building may not be used (5)
7.	Business 2		Places of refreshment, shops, dwelling units, offices, dry-cleaners	Uses not in columns (3) and (5)	Noxious industries (excluding dry-cleaners), warehouses, public garages
8.	Business 3		Places of refreshment, shops, dry-cleaners, offices	Laundrettes, places of instruction, social halls, places of amusement, places of public worship, special uses, connections , fish fryers	Uses not in columns (3) and (4)
9.	Business 4		Offices	Special uses	Uses not in columns (3) and (4)
10.	Special		As shown on relevant Annexure	As shown on relevant Annexure	Uses not in columns (3) and (4)
11.	Industrial 1		Industries (excluding noxious industries), public garages, places of refreshment for own employees only, warehouses	Uses not in columns (3) and (5)	Noxious industries, dwelling units, residential buildings, hotels
12.	Industrial 2		Industries, noxious industries, places of refreshment for own employees only, warehouses	Uses not in columns (3) and (5)	Dwelling units, residential buildings, hotels

TABLE "E" (continued)





No.	Use zones	Notation as shown on the A Series of the Map	Purposes for which any ground or building may be used	Purposes for which any ground or building may be used only with the special consent of the the local authority	Purposes for which any ground or building may not be used
	(1)	(2)	(3)	(4)	(5)
13.	Industrial 3		Such industrial or commercial use (excluding noxious industries) as the local authority may approve in writing, places of refreshment for own employees only, offices and other uses supplementary to and directly related to and subservient to the main use, retail trade in goods which are entirely or partially manufactured, processed or assembled on the property, or any other goods which although not manufactured, processed or assembled on the property, form part of or are connected to the sale of or are used in or together with goods which are entirely or partially manufactured, processed or assembled on the property	Special uses	Uses not in column (3) and (4)
14.	Industrial 4		-	-	-
15.	Commercial 1		Commercial uses, places of refreshment for own employees only, and with the written consent of the local authority, retail trade and industries which are directly related to and subordinate to the main commercial use	Special uses	Uses not in columns (3) and (4)
16.	Commercial 2		-	-	-

TABLE "E" (continued)

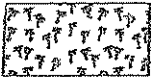
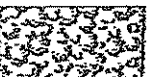
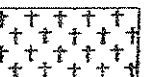
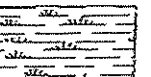

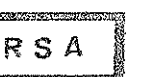

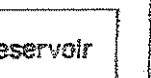


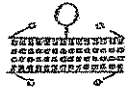
No.	Use zones (1)	Notation as shown on the A Series of the Map (2)	Purposes for which any ground or building may be used (3)	Purposes for which any ground or building may be used only with the special consent of the the local authority (4)	Purposes for which any ground or building may not be used (5)
26.	Public open space		Parks, public sport and recreation parks, public open spaces, gardens, playgrounds, squares	-	Uses not in column (3)
27.	Private open space		Private open spaces, only one dwelling unit for the care-taker	Private clubs, agricultural buildings, agricultural land, special uses, nurseries	Uses not in column (3) and (4)
28.	Cemetery		Cemetery	Special uses	Uses not in column (3) and (4)
29.	Sewage farm		Sewage farm	Agricultural buildings, agricultural land	Uses not in column (3) and (4)
30.	Aerodrome		Aerodrome and buildings necessary for the use of the aerodrome	Dwelling units for key personnel, places of refreshment, shops, commercial and special uses which are subservient and related to the uses set out in column (3)	Uses not in column (3) and (4)
31.	Government		State uses	-	-
32.	S.A.R		Railway uses	-	Uses not in column (3)
33.	Reservoir		Reservoir and buildings in connection therewith	-	Uses not in column (3)
34.	Public walkways		Public walkways	-	Uses not in column (3)
35.	Existing public roads		Streets or roads	-	-

TABLE "E" (continued)

No	Use zones (1)	Notation as shown on the A Series of the Map (2)	Purposes for which any ground or building may be used (3)	Purposes for which any ground or building may be used only with the special consent of the local authority (4)	Purposes for which any ground or building may not be used (5)
36.	Proposed new roads and widenings		Proposed new roads and widenings	-	-

- (2) Provided that -
- (a) for the purposes of this clause -
 - (i) the expression "building" includes the erection, conversion, addition or alteration thereto;
 - (ii) the uses of any land or building is subject to the provisions of clause 5;
 - (iii) garden ornaments, access structures (other than access corridors and entrance halls), boundary fences, garden halls, fences, pergolas and any other structure not covered by a roof are not applicable;
 - (b) an application to the local authority for special consent for the use any land or building in column (4) of TABLE "E", notwithstanding anything to the contrary contained in this Scheme, shall be subject to the provisions of clause 13 and 14 of this Scheme;
 - (c) a dry-cleaner practicing his trade within Business 1, 2 and 3 use zones shall be subject to the following conditions:
 - (i) only chemicals of a non-flamable or non-explosive character as approved of by the local authority shall be used in the cleaning process;
 - (ii) steam and hot water shall be provided by means of electric boilers only or, with the local authority's consent, by means of gas or automatic oil operated boilers;
 - (iii) the public shall not be allowed in the work section which shall be partitioned off from public view;
 - (iv) provision for the disposal of fumes shall be made to the satisfaction of the local authority;
 - (d) a fish monger or a fish fryer shall provide equipment and storage facilities to the satisfaction of the local authority and shall take measures to the satisfaction of the local authority to prevent or limit any smoke, fumes, smells or nuisance;
 - (e) notwithstanding anything to the contrary contained in this Scheme, it shall be competent for the local authority to consent to the temporary use of any land or building within any use zone, for any of the following:

- (i) the use of temporary buildings or existing buildings for purposes of site offices, storerooms, workshops or such other uses as are, in the opinion of the local authority necessary during the construction of any permanent building: Provided that such consent shall ipso facto lapse upon completion of the permanent building;
 - (ii) the occasional (ad hoc) use of any land or building for concerts, fairs, circuses, bazaars or public gatherings;
 - (iii) the use of any land or building for State or municipal purposes: Provided that any such consent shall be for a period not exceeding 12 months which period may be extended by the local authority for further periods not exceeding 12 months subject thereto that the total periods shall not exceed 5 years;
- (f) no land comprised within any use zone shall be used for the purpose of refuse tipping, sewage disposal or scrap-yard, motor graveyard or cemetery, without the consent of the local authority;
- (g) nothing in this clause contained shall be deemed to grant exemption from any of the local authority's by-laws not inconsistent;
- (h) no person shall spoil or waste land within Public open space, Private open space, Sewage farm, Reservoir, Public walkways and Proposed new roads and widenings use zones so as to destroy or impair its use;
- (i) no land within the Proposed new roads and widening use zone shall be deemed to be a public street until it or any portion thereof -
- (i) falls within any township which may be established on the land traversed by such proposed road or widening;
 - (ii) is proclaimed as a public road;
 - (iii) vests in the local authority for the purpose in terms of any law;
- (j) no land within any use zone shall be used for the purpose of brickworks, pottery, stone crushing, stone quarry, processing of any mineral in any other manner, without the necessary consent granted in terms of any prescribed law, nor shall the removal of soil, sand, ground or rock for the purpose of sale from any property be

permitted, without the special consent of the local authority.

13. Special consent

- (1) The use of any land or building for such purposes allowed in column (4) of TABLE "E" is subject to the special consent of the local authority. The local authority may give such consent or refuse it and may determine any condition to its discretion but subject to the provision contemplated in section ¹⁴~~20~~ of the Ordinance.
- (2) Where application is made for special consent -
 - (a) the provision contemplated in clause 14 of this Scheme shall be complied with;
 - (b) it shall be lodged on the application form as determined by the local authority;
 - (c) it shall be submitted in writing by the local authority;
 - (d) the application fee as determined by the local authority is payable.
- (3) Where special consent is granted by the local authority, the conditions on which the consent is granted may include a condition that -
 - (a) the consent shall lapse if the use of land or building concerned is -
 - (i) not commenced within the period stated in the condition;
 - (ii) discontinued for a period stated in the condition;
 - (b) the consent shall lapse on the expiry of a period or on the occurrence of an event stated in the conditions;
 - (c) the person to whom the consent is granted shall pay to the local authority an amount of money in respect of -
 - (i) the engineering services contemplated in Chapter v of the Ordinance where it is necessary to enhance or improve such services as a result of the granting of the consent;

- (ii) open spaces or parks where granting of the consent will bring about a higher residential density.
- (4) Where a local authority imposes a condition in terms of subclause (3) (c) requiring the payment of an amount of money to it, it shall notify the person concerned in writing thereof, and such amount of money shall -
- (a) in the case of a condition imposed in terms of subparagraph (i) of that subclause, be determined -
 - (i) by agreement; or
 - (ii) in the absence of agreement, by the Services Appeal Board designated by the Director on the application by either such person or the local authority;
 - (b) in the case of a condition imposed in terms of subparagraph (ii) of that subclause, be determined by the local authority in the manner prescribed, and the local authority shall state in the notice -
 - (i) the amount determined;
 - (ii) particulars of the manner in which the amount was determined;
 - (iii) the purposes for which the money is required:

Provided that in calculating the amount a contribution paid, payable or becoming payable in terms of section 48 or 63 of the Ordinance shall be taken into account.

- (5) Where consent is granted in terms of the provisions of this Scheme for the use of any land or building for a particular purpose on condition that an amount of money, determined in accordance with subclause (4), be paid to the local authority, the land or building shall not be used until such time as the amount is paid or arrangements to the satisfaction of the local authority have been made for the payment of the amount.

14. Advertisement and objections

- (1) Where application is made for special consent, the applicant -

- (a) shall publish at his own expense, a notice containing full particulars of the consent and the land to which it relates once per week for 2 consecutive weeks in a newspaper as contemplated in section 110 of the Constitution of the Republic of South Africa Act, 1961 (Act 32 of 1961), which circulates in the area; and
 - (b) post and maintain a similar notice in conspicuous place on each separate portion of the property to which such consent applies for a period of not less than 14 consecutive days calculated from the date of the first notice in the newspaper mentioned in subclause (a).
- (2) The notice mentioned -
- (a) in subclause (1) (a) and (b) shall contain the name and address of the applicant and shall state that any objection or representation in connection with such application shall be submitted in writing simultaneously to the local authority and the applicant within 28 days calculated from the date of the first notice in the newspaper;
 - (b) in subclause (1) (b) shall not be smaller than 594 mm by 420 mm and any letter thereon shall be at least 6 mm in height.
- (3) The applicant shall simultaneously with the submission of the application submit -
- (a) tear-sheets of all the respective newspapers referred to in subclause (1) (a); and
 - (b) a certificate that the notice referred to in subclause (1) (b) was properly posted and maintained.
- (4) The local authority shall take into consideration any objection or representation received within the said period of 28 days and shall notify the applicant and any person from whom any objection or representation was received of its decision.
- (5) The decision of the local authority shall not take effect until the expiration of 56 days from the date on which the applicant was notified thereof, or if an appeal has been noted in terms of the provisions of the Ordinance, until such appeal has been disposed of.
- (6) The provision of subclause (5) shall not apply if no objection to the application was received as contemplated in subclause (4).

15. Conditions applicable to all properties

- (1) Except with the written consent of the local authority, and subject to such conditions as it may impose, neither the owner nor any other person shall -
 - (a) have the right, save and except to prepare it for building purposes, to excavate any material therefrom;
 - (b) sink any wells or boreholes thereon or abstract any subterranean water therefrom; or
 - (c) make, or permit to be made, on the property for any purpose whatsoever, tiles or earthenware pipes or other articles of a like nature. This condition shall not apply within Industrial 1, 2, 3 and 4 use zones.
- (2) Where, in the opinion of the local authority, it is impracticable for stormwater to be drained from higher-lying properties direct to a public street the owner of the lower-lying property shall be obliged to accept and permit the passage over the property of such storm water: Provided that the owners of any higher-lying properties, the stormwater from which is discharged over any lower-lying property, shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of such lower-lying property may find necessary to lay or construct for the purpose of conducting the water so discharged over the property.
- (3) The siting of buildings, including outbuildings, 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.
- (4) The main building, which shall be a completed building and not one which has been partly erected and is to be completed at a later date, shall be erected simultaneously with, or before, the outbuildings.
- (5) The loading and off-loading of goods shall be conducted only within the boundaries of the property to the satisfaction of the local authority, unless the local authority has provided loading facilities in the road reserve. This provision shall not apply within Residential 1 use zone and if the development has been subdivided into dwelling units, also not within Residential 2 use zone.
- (6) No material or goods of any nature whatsoever shall be dumped or placed within the building restriction area along any street, and such area shall be used for no other purpose than the laying out of lawns, gardens, parking or access roads: Provided that if it is

necessary for a screen wall to be erected on such a boundary this condition may be relaxed by the local authority and subject to such conditions as may be determined by it.

- (7) A screen wall or walls shall be erected and maintained to the satisfaction of the local authority as and when required by it.
- (8) If the property is fenced such fence, and the maintenance thereof shall be to the satisfaction of the local authority.
- (9) Internal roads, drive-ways, parking areas and entrances to and exit from the property shall be sited, constructed, paved and maintained to the satisfaction of the local authority.
- (10) The registered owner is responsible for the maintenance of the whole development on the property. If the local authority is of the opinion that the property, or any portion of the development, is not being satisfactorily maintained the local authority shall be entitled to undertake such maintenance at the cost of the registered owner.

16. Conditions applicable to all properties within a Residential 2 use zone

- (1) A site development plan, drawn to a scale of 1:500, or such other scale as may be approved by the local authority shall be submitted to the local authority for approval prior to the submission of any building plans.

No building shall be erected on the property before such site development plan has been approved by the local authority and the whole development on the property shall be in accordance with the approved site development plan: Provided that the plan may, from time to time be amended with the written consent of the local authority: Provided further that amendments or additions to buildings which in the opinion of the local authority will have no influence on the total development of the property, shall be deemed to be in accordance with the approved site development plan. Such site development plan shall show at least the following:

- (a) the siting, height, coverage, number of dwelling units per ha, and where applicable the floor area ratio of all buildings and structures;
- (b) open spaces, children's playgrounds, landscaping, screen walls or other acceptable methods of screening;

- (c) vehicular entrances and exits to and from the property as well as any proposed subdivision of the property to any existing or proposed public street;
 - (d) the proposed subdivisional lines, if the property is to be subdivided;
 - (e) entrances to dwelling units, any other buildings and parking areas;
 - (f) building restriction areas (if any);
 - (g) as required by the local authority, parking areas and/or vehicular and pedestrian traffic systems;
 - (h) the elevational treatment of all buildings; and
 - (i) the grouping of the dwelling units and the programming of the development thereof if it is not proposed to develop the whole property simultaneously as shown on the site development plan;
- (2) Buildings may be sited contrary to any provision of the local authority's building by-laws, if such siting is in accordance with the approved site development plan.
17. Conditions applicable to all properties within Residential 3 and 4 use zones
- (1) Within Residential 3 and 4 use zones where development takes place at a density not greater than 20 dwelling units per ha the provisions of clause 16 shall apply *mutatis mutandis* and in the said clause dwelling units or residential buildings shall apply in accordance with as the case may be;
 - (2) Where the development takes place at a density greater than 20 dwelling units per ha the following conditions shall apply:
 - (a) the registered owner of the property shall make available and accessible, to the satisfaction of the local authority, at least 250 m² of the property as children's playground which area may include paved areas and lawns. Play apparatus, according to the requirements of the residents, shall be provided on the property by the registered owner to the satisfaction of the local authority;

- (b) a site development plan, drawn to a scale of 1:500, or such other scale as may be approved by the local authority, shall be submitted to the local authority for approval prior to the submission of any building plans. No building shall be erected on the property before such site development plan has been approved by the local authority and the whole development on the property shall be in accordance with the approved site development plan: Provided that the plan may from time to time be amended with the written consent of the local authority: Provided further that amendments or additions to buildings which in the opinion of the local authority will have no influence on the total development of the property, shall be deemed to be in accordance with the approved site development plan. Such site development plan shall show at least the following:
- (i) the siting, height, coverage, number of dwelling units per ha, and where the floor area ratio of all buildings is applicable;
 - (ii) open spaces, children's playground and landscaping;
 - (iii) entrances to and exits from the property;
 - (iv) entrances to dwelling units, any other buildings and parking areas;
 - (v) building restriction areas (if any);
 - (vi) as required by the local authority, parking areas and/or vehicular and pedestrian traffic systems;
 - (vii) the elevational treatment of all buildings;
 - (viii) the grouping of the dwelling units/residential buildings and the programming of the development thereof if it is not proposed to develop the whole property simultaneously as shown on the site development plan;
- (c) buildings may be sited contrary to any provision of the local authorities by-laws, if such siting is in accordance with an approved site development plan.

18. Conditions applicable to all properties within a Residential 5 use zone
- (1) No mobile dwelling unit shall be located elsewhere than on the parking slab provided for such purpose within the mobile dwelling unit's site.
 - (2) The maximum density of mobile dwelling units shall not exceed 16 mobile dwelling units per ha.
 - (3) No building shall exceed 2 storeys in height.
 - (4) The internal roads on the property shall be constructed and maintained by the registered owner to the satisfaction of the local authority.
 - (5) The siting of buildings, including outbuildings, hereafter erected on the property, and mobile dwelling units sites as well as entrances to and exits from the property shall be to the satisfaction of the local authority.
 - (6) A site development plan, drawn to a scale of 1:500, or such other scale as may be approved by the local authority shall be submitted to the local authority for approval prior to the submission of any building plans or the siting of any mobile dwelling unit. No building or mobile dwelling unit shall be erected or sited on the property before such site development plan has been approved by the local authority, and the whole development on the property shall be in accordance with the approved site development plan: Provided that amendments or additions to buildings or mobile dwelling units, which in the opinion of the local authority will have no influence on the total development of the property, shall be deemed to be in accordance with the approved site development plan: Provided further that the plan may, from time to time, be amended with the written consent of the local authority. Such site development plan shall indicate at least the following:
 - (a) the siting, height and coverage of all buildings and number of mobile dwelling units per ha;
 - (b) open spaces, children's playgrounds, as well as landscaping;
 - (c) entrances to and exits from the property;
 - (d) entrances to mobile dwelling units, any other buildings and parking areas;
 - (e) building restriction areas (if any);
 - (f) as required by the local authority, parking areas and/or vehicular and pedestrian traffic systems;

- (g) the elevational treatment of all buildings except mobile dwelling units;
 - (h) the grouping of the mobile dwelling units and the programming of the development of the property;
 - (i) the number and siting of all mobile dwelling unit sites, as well as the siting, height and material of screen walls or other fencing; and
 - (j) the siting and nature of all fire-fighting equipment and service connecting points.
7. A mobile dwelling unit site shall be at least 400 m² in extent and the longest side of the mobile dwelling unit's parking slab must front within 30 degree of true north.
8. Where storage space is provided such space shall be at least 3 m² and at the most 6 m² in extent per mobile dwelling unit site and shall be located to the satisfaction of the local authority within 30 m of the site which it serves.
9. Before any mobile dwelling unit will be permitted on the property the following conditions shall be complied with:
- (a) a private outdoor living space having a minimum area of 30 m² and a minimum dimension of 3 m shall be provided and screened on each mobile dwelling unit site to the satisfaction of the local authority;
 - (b) communal laundry facilities shall be provided to the satisfaction of the local authority. These facilities shall include at least the following:
 - (i) a building designed and equipped for the washing and ironing of clothes;
 - (ii) a communal yard having an area which, in the opinion of the local authority, shall be sufficient to cater for the needs of the occupants of the mobile dwelling units which may be sited on the property but which shall not be less than 1,5 m² for each mobile dwelling unit site, shall be provided on the property for the drying of washing: Such communal yard shall be screened to the satisfaction of the local authority;
 - (c) toilet facilities for the use of the occupants of the property shall be provided for each sex in the ratio of 1 toilet to 25 or less mobile

dwelling unit sites on the property at each service building. For each toilet 1 washbasin shall be provided;

- (d) fire-fighting equipment shall be provided to the satisfaction of the local authority;
 - (e) the following facilities for servants shall be provided to the satisfaction of the local authority:
 - (i) a cloakroom with toilets for females in the ratio of 1 toilet to 25 or less mobile dwelling unit sites and a cloakroom with toilets for males in the ratio of 2 toilets to 50 or less mobile dwelling unit sites: Provided that in the case of the cloakroom for males a urinal unit instead of one of the 2 toilets may be provided. 1 Washbasin shall be provided for each toilet;
 - (ii) shower and bath facilities for each sex;
 - (iii) a dining hall;
 - (f) a mobile dwelling unit parking slab and permanent service connecting points for electricity, water and sewage shall be provided on each mobile dwelling unit site to the satisfaction of the local authority;
 - (g) the property shall be landscaped to the satisfaction of the local authority.
- (10) The space underneath any mobile dwelling unit shall be screened and maintained to the satisfaction of the local authority and under no circumstances shall any material or goods of whatsoever nature be stored or placed in such space.
- (11) No fencing shall be erected around a mobile dwelling unit site without the written consent of the local authority.
- (12) Additional structures, except the storage space, referred to in subclause (8), shall at most overlap the sides of a mobile dwelling unit by 4 m.
- (13) Except with the written consent of the local authority and subject to such conditions as it may determine, no outdoor-apparatus for the drying of washing shall be installed on the mobile dwelling unit site.
- (14) The provision, siting and screening of rubbish removal containers shall be to the satisfaction of the local authority.

- (15) The total coverage of all buildings including the mobile dwelling unit on a mobile dwelling unit site shall not exceed 30% of the area of such site.
- (16) Service points which are not connected shall be sealed and screened to the satisfaction of the local authority.

19. Conditions applicable to all properties within Public Garage use zone

- (1) No material or equipment of any nature whatsoever shall be stored or stacked to a height greater than the height of the screen wall.
- (2) No repairs of any nature to vehicles or equipment shall be effected outside the garage building, except in an area which is screened to the satisfaction of the local authority for that purpose.
- (3) No material or equipment of any nature shall be stored or stacked outside the garage building except in an area which is screened to the satisfaction of the local authority for that purpose: Provided that fuel pumps or oil and fuel installations shall be sited outside the building to the satisfaction of the local authority.

For the purpose of this clause the local authority may, relax the said conditions where the property is situated within, adjacent to or surrounded by any use zone for industrial purposes.

20. Conditions applicable to any land within dolomite areas or with detrimental soil conditions

In addition to any conditions set out in TABLE "F" in respect of any such property or township, such property or townships shall be subject to the following conditions:

- (1) no french drain shall be permitted;
- (2) trenches and excavations for foundations, pipes, cables or for any other purpose, shall be properly refilled with damp soil in layers not thicker than 150 mm, 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;
- (3) all pipes which carry water shall be watertight and shall be provided with watertight flexible couplings;

- (4) the entire surface of the property shall be drained to the satisfaction of the local authority in order to prevent surface water from damming up, and water from roof-gutters shall be discharged away from the foundations;
- (5) 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;
- (6) if required, a soil report drawn up by a qualified person acceptable to the local authority indicating the soil conditions of the property 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 property.

TABLE "F"

Property/township (1)	Conditions (2)

21. Parking

- (1) Effective and paved parking as set out in TABLE "G" together with the necessary manoeuvring area, shall be provided on the property to the satisfaction of the local authority:

TABLE "C"

No	Use zones/uses (1)	Minimum parking requirements (2)
1.	Residential 2 and within other use zones except Residential 1 where dwelling units at a density of 20 dwellings units per ha or less are erected	1 Covered parking space per dwelling unit; and 1 Uncovered parking space per dwelling unit if so required by the local authority
2.	Residential 3 and 4 and within other use zones except Residential 1 where dwelling units at a density greater than 20 dwelling units per ha, are erected	1 Uncovered parking space per 3 dwelling units for visitors; and 1 Covered parking space per dwelling unit with 3 living rooms or less; and 1 Covered and 1 uncovered parking space per dwelling unit with 4 or more living rooms;
3.	Residential 5	1 Parking space per mobile dwelling unit site; and 1 Parking space per mobile dwelling unit site if so required by the local authority (The parking spaces shall be provided on a site or sites of which each shall have at least 5 parking spaces to the satisfaction of the local authority.)
4.	Shops, excluding shops within Business 1	6 Parking spaces per 100 m ² gross leasable shop floor area
5.	Shops within Business 1	2 Parking spaces per 100 m ² gross leasable shop floor area
6.	Industrial 1, 2 and 3	1 Parking space per 100 m ² gross leasable industrial floor area; and 2 Parking spaces per 100 m ² gross leasable office and commercial floor area
7.	Industries, excluding industries within Industrial 1, 2 and 3	2 Parking spaces per 100 m ² gross leasable industrial floor area
8.	Commercial and/or offices within Business 1, 2, 3, and 4	2 Parking spaces per 100 m ² gross leasable floor area
9.	Places of public worship	1 Parking space per 4 seats
10.	Places of amusement	1 Parking space per 4 seats
11.	Hotels	1 Parking space per bedroom or suite plus 6 parking spaces per 100 m ² public room floor area
12.	Hospitals and nursing homes	0,7 Parking spaces per bed
13.	Public garages	40% of the area of the site including the area around fuel pump islands, excluding workshops, showrooms, work areas, lubricating or washing areas
14.	Any other uses or use zones	As required by the local authority

Provided that the local authority may, on receipt of a written application, relax or waive the provisions of TABLE "G" within the central area as demarcated on Annexure 1, if the local authority is of the opinion that adequate parking already exists in the vicinity of the site: Provided further that -

- (a) in the event of such relaxation or waiving the applicant shall pay a cash contribution to the local authority in lieu of the provision of such parking spaces. Such contribution for parking shall be used solely for the provision of parking in the vicinity of the property;
 - (b) any owner may provide the parking area required in terms of this clause on any alternative property approved by the local authority.
- (2) The owner of any land or building in respect of which parking spaces are required in terms of this clause shall keep such parking spaces in a proper condition for such purpose to the satisfaction of the local authority.
 - (3) The levying of a parking fee for the hire of parking spaces provided in terms of this clause, shall not be regarded as a business.

22. Saving for special purposes

- (1) Without prejudice to any power of the local authority derived from any law, or to the remainder of this Scheme, nothing in the foregoing provisions of this part of this Scheme shall be construed as prohibiting or restricting or enabling the local authority to prohibit or restrict the following:
 - (a) the exploitation of minerals on any land not included in an approved township by underground or surface workings;
 - (b) the use of any land or building required for the purposes of a recreation or sportsground not being a recreation or sportsground ordinarily open to the public on payment of a fee;
 - (c) the letting of a dwelling house or dwelling unit in such a manner that a maximum of 1 family with 4 other persons are accommodated therein;
 - (d) the occasional use of a place of public worship, place of instruction or institution as a place of amusement or social hall;

or home industry

(e) the practice of a profession or occupation, in or from any dwelling unit or dwelling house or residential building subject to the following:

- see a/s 37*
- (i) shall only be practiced by any person who permanently occupies it with his family;
 - (ii) any by-laws of the local authority shall be complied with;
 - (iii) shall not be used as an industry or noxious activity;
 - (iv) no exhibition of goods in public, whether in a window or elsewhere, shall be allowed;
 - (v) no notice or signboard except for a notice or signboard usually displayed at a dwelling house or dwelling unit to indicate the name and profession or occupation of the occupant shall be permitted;
 - (vi) shall not interfere with the amenity of the neighbourhood;
 - (vii) not more than 2 employees may be employed.

23. Temporary signs for the sale or lease of properties or buildings

(1) No person shall without the written consent of the local authority simultaneously display on 1 property more than 2 temporary signs for the sale or lease of properties or buildings or permit such display: Provided that a "temporary sign" shall -

- (a) not exceed 600 mm by 450 mm and at its highest point shall not exceed 2,5 m above ground level;
- (b) not have letters, figures or symbols exceeding 150 mm;
- (c) be removed within 7 days after date of the sale or the conclusion of the contract of lease.

24. Density

(1) The density zones set out in TABLE "H" specify where 1 dwelling house is permitted -

- (a) per existing erf; or
- (b) per erf area:

TABLE "H"



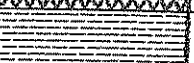

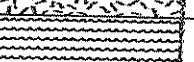
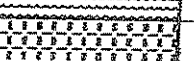

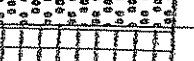
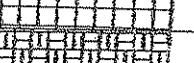

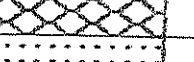
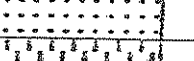
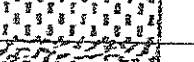


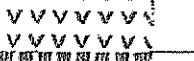



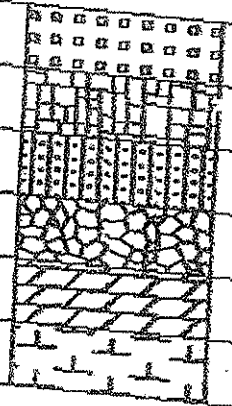
No	Density zones (1)	Notation as shown on the B Series of the Map (2)
1.	1 dwelling house per erf	
2.	1 dwelling house per 100 m ²	
3.	1 dwelling house per 200 m ²	
4.	1 dwelling house per 300 m ²	
5.	1 dwelling house per 400 m ²	
6.	1 dwelling house per 500 m ²	
7.	1 dwelling house per 600 m ²	
8.	1 dwelling house per 700 m ²	
9.	1 dwelling house per 800 m ²	
10.	1 dwelling house per 900 m ²	
11.	1 dwelling house per 1000 m ²	
12.	1 dwelling house per 1250 m ²	
13.	1 dwelling house per 1500 m ²	
14.	1 dwelling house per 1750 m ²	
15.	1 dwelling house per 2000 m ²	
16.	1 dwelling house per 2250 m ²	
17.	1 dwelling house per 2500 m ²	
18.	1 dwelling house per 3000 m ²	
19.	1 dwelling house per 3500 m ²	

TABLE "H" (continued)

No	Density zones (1)	Notation as shown on the B Series of the Map (2)
20.	1 dwelling house per 4000 m ²	
21.	1 dwelling house per 5000 m ²	
22.	1 dwelling house per 6000 m ²	
23.	1 dwelling house per 8000 m ²	
24.	1 dwelling house per 1,5 ha	
25.	1 dwelling house per 2 ha	



Provided that -

- (a) within the density zone where 1 dwelling house per existing erf is permitted, the local authority may consent to the subdivision of only the following existing erven, if such subdivision will not cause the coverage permitted in terms of TABLE "I" to be exceeded:
 - (i) an existing erf, subject thereto that any portion so created (including the remainder) which is smaller than 90% of the area of the existing erf shall not be used as the site of a dwelling house;
 - (ii) if an erf created by the consolidation of 2 or more erven is subdivided, the number of new erven created shall not exceed the number of erven which were so consolidated and the extent of any new erf created shall not be less than 90% of the area obtained by dividing the area of the consolidated erf by the number of erven created by the subdivision;
- (b) the local authority shall not, within the density zones in which 1 dwelling house per erf area is permitted, approve of any subdivision of such property whereby any portion (including the remainder) of such property shall have an area of less than such minimum. The local authority may, however, consent to the subdivision of property into portions smaller than such minimum: Provided that no such smaller portion shall be used as a site for a dwelling house;
- (c) all erven shown on a general plan approved before 1 September 1970, shall be entitled to relaxation of the density provisions in terms of TABLE "H" of a maximum of 1% of the area determined by such density provisions;
- (d) within use zones where dwelling houses may be erected and where no density zone is applicable, only 1 dwelling house may be erected per existing property.

25. Allowance for splaying of corners

- (1) In calculating the area of a corner erf the portion thereof cut off by the splay shall be included in the area of the erf for the purpose of TABLE "H".
- (2) Upon the subdivision of any land, where any portion of such land -

(a) is physically separated by the execution of proposed execution of public works; and

(b) provided that such portion does not fall below 75% of the minimum area as set out in column (3) of TABLE "H" for the said land,

the portion so separated may be regarded as an existing erf.

26. Height, coverage, floor area ratio and number of dwelling units per ha-

(1) TABLE "I" sets out the maximum to be permitted in corresponding height zones -

(a) height: expressed in storeys;

(b) coverage: expressed as a percentage (%) of the area of the property;

(c) floor area ratio (FAR): expressed as a decimal; and

(d) the number of dwelling units per ha.

(2) The appropriate height zone is indicated by means of the notation as set out in column (2) of TABLE "I" on the B Series of the Map.

TABLE "I"

No	Height zones	Notation as shown on the B Series of the Map	Height (Storeys) in different height zones and where the uses or use zones are not specifically mentioned, the height is applicable to all uses	Coverage (Z) in different height zones and where the uses or use zones are not specifically mentioned, the coverage is applicable to all uses, except Residential 2	FAR in different height zones and where the uses or use zones are not specifically mentioned, the floor area ratio is applicable to all uses, except Residential 2	Number of dwellings per ha for Residential only
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1.	0	Area not bordered	3	Business 1 : 50% Business 2 : 50% Industrial 1 : 50% Industrial 2 : 50% Dwelling houses : 50% Residential units : 60% Hotels : 60% Other buildings : ground floor : 80% other storeys : 60% Public garage : 60% Other uses zones : dwelling houses : 50% residential units : 40% hotels : 40% other buildings : 70%	Business 1 : - Business 2 : - Industrial 1 : - Industrial 2 : - Dwelling houses : - Residential units : 1,8 Hotels : 1,8 Other buildings : 2,0 Public garage : - Other uses zones : - Dwelling houses : - residential units : 1,2 hotels : 1,2 other buildings : 2,1	
2.	1	(H1) * * * *	2	-	-	10
3.	2	(H2) * * * *	2	30%	0,4	15
4.	3	(H3) * * * *	2	30%	0,5	20
5.	4	(H4) * * * *	3	40%	0,6	-
6.	5	(H5) * * * *	2	30%	0,35	25
7.	6	(H6) * * * *	2	40%	0,8	30
8.	7	(H7) * * * *	2	60%	1,0	-
9.	8	(H8) * * * *	2	60%	1,2	-
10.	9	(H9) * * * *	3	70%	1,4	-

27. Restriction on height of buildings

(1) No building shall be higher than the number of storeys set out in column (3) of TABLE "I" or on the applicable Annexure: Provided that -

(a) the local authority may permit the number of storeys prescribed within any height zone to be increased by 1 storey if it is satisfied that a greater height is necessary or desirable as a result of the topography and location of the site;

(b) any chimney, ornamental tower, tower-like projection or similar architectural feature or lift servicing room or room wherein mechanical or electrical equipment is installed, shall not be taken into account;

(c) where 75% or more of a floor is used for the parking of vehicles, it shall not be counted as a storey;

(d) in Public open space and Private open space use zones, buildings may not exceed 1 storey in height.

(2) For the purposes of this clause -

(a) basements shall not be included in the calculating of height; and

(b) the maximum height of a storey shall not exceed 6 m in respect of the ground storey and 4,5 m in respect of any other storey.

28. Restriction on coverage of land

(1) No building shall be erected with a greater coverage than that of the property as set out in column (4) of TABLE "I" or on the applicable Annexure: Provided that -

(a) where a proposed building is designed for more than one use, the maximum portion of the site which may be covered by buildings at the floor level of each storey shall be in accordance with the coverage shown in TABLE "I" for the predominant use of the particular storey;

(b) within Business 1 and 2 use zones, the local authority may consent to a maximum coverage of -

(i) 97,5% on ground floor of buildings on corner erven; and

(ii) 95% on ground floor of buildings on other properties,

if a mechanical or electrical air conditioning system is installed: Provided that in the case of a building erected or being used for banking purposes, such consent may be given in respect of ground and first floors.

(2) For the purpose of this clause -

- (a) a building includes fire escapes and all out-buildings on the same property;
- (b) the space occupied by sky-lights, parapets, pitched-roofing or similar projections and chimneys shall count as unoccupied space; and
- (c) all structures which are not covered by a roof shall not be taken into account in the calculation of coverage.

29. Restriction on floor area ratio or number of dwelling units per ha

- (1) No building shall be erected in such a way that it has a greater floor area ratio than that set out in column 5 of TABLE "I" or on the applicable Annexure.
- (2) The number of dwelling units set out in column (6) of TABLE "I" may not be exceeded.

PART D

GENERAL AMENITY AND CONVENIENCE

30. Removal of injurious conditions

Where the amenity of any use zone is in the opinion of the local authority injured by the condition of any garden, curtilage, building or any development on any erf within the area the local authority may serve a notice upon the owner or occupant of the property on which the injurious condition exists, requiring him, within such period not being less than 28 days from the date of the service upon him of the notice, to take such action as may be necessary to abate the injurious condition and the said notice may specify the measures to be taken to abate the injurious condition.

PART E

MISCELLANEOUS

31. Binding force of conditions

Where consent or special consent is granted by virtue of or in terms of this Scheme, and/or conditions imposed in respect of the use of any land or building, the conditions shall have the same force of law as if such conditions were part of this Scheme and shall be regarded as though such conditions were part of this Scheme.

32. Entry and inspection of properties

- (1) The local authority shall have the power, through its duly authorized officers and after giving not less than 48 hours notice to the owner or occupant of any property within the area as defined in clause 3 of this Scheme, to enter into and upon such property at any time between the hours of 09:00 and 16:00 for the purposes of any inspection which the local authority may deem necessary or desirable for the purpose of this Scheme.
- (2) No person shall in any way hinder, obstruct, or interfere with any authorized officer of the local authority, or in so far as he has any authority, permit such officer to be hindered, obstructed or interfered with in the exercise of the powers hereby conferred upon him.

33. Service of notices

- (1) Any order, notice or other document, required or authorized to be served by virtue of or in terms of this Scheme shall be signed by the Town Clerk or other official duly authorized thereto and shall be served upon the "owner" or "occupant", as defined in clause 2 of this Scheme, by means of any of the following manners:
 - (a) the said person personally, or to his duly authorized agent;
 - (b) at his residence, place of business or employment, or any person apparently residing at or employed there, but not less than 16 years of age;

- (c) by fixing such order, notice or other document to some conspicuous part of the property or building referred to in subclause (1) (b);
 - (d) by dispatching a photo-copy of such order, notice, or other document by prepaid registered post on which is written his last known address which may be his last known abode, place of business or employment, or post office box number;
 - (e) if such person to be served has chosen a *domicilium citandi*, at the *domicilium* so chosen.
- (2) Where any service is effected in accordance with the provisions of the preceding subclause (1) (c), such service shall be deemed to have been effected at the time when the letter containing such order, notice, or other document would have been delivered in the ordinary course of post;
- (3) Any order, notice or other document, which in terms of the provisions of this Scheme, is required to be served upon the owner or occupant, must be addressed properly to the "owner" or "occupant" without any further name or description.

34. Inspection of this Scheme

The local authority shall at any reasonable time within official workhours permit this Scheme and the Map to be inspected in the office of the local authority by any person. The local authority shall, if so requested by any person, issue a certificate in respect of the zoning of any land within the area.

35. Conflict in respect of this Scheme, Title conditions and Establishment conditions of Townships and/or Agricultural holdings

No consent or special consent granted by the local authority in terms of this Scheme, shall be construed as conferring upon any person the right to use any land or building in any manner or for any purpose which is prohibited in any condition registered against the title deed of the property or imposed in terms of any law relating to the establishment of a township and/or agricultural holding, in respect of the property.

36. Short Title

This Scheme shall be called the -

HARTBESPOORT TOWN-PLANNING SCHEME, 1993.

ooo000ooo

HARTBESPOORT TOWN-PLANNING SCHEME 1993

AMENDMENT SCHEME 32

The Hartbeespoort Town-Planning Scheme 1993, as approved in terms of Local Authority Notice number 4846, dated 8 December 1993, is hereby amended and altered in the following manner:

1. The amendment of part A paragraph 2 by the inclusion of the following definitions:

"Guest House" - an owner managed commercial establishment of not less than 2 and not more than 6 bedrooms, and which has as its primary source of business, the supply of non-permanent tourist accommodation and breakfast for resident guests, and the provision of dinner where such facility is not readily available in the vicinity."

"Home industry" - A use related to the needs of the local community not polluting in nature and which will in the opinion of the local authority not negatively impact on the quality of life of the residents of or establishments upon adjoining properties, and which will not have any noxious impact in terms of noise, appearance or smells on its environment."

2. The amendment of Part C paragraph 12, Table E by the inclusion of the use "guest house" under column 4 next to the use-zone "Residential 1".

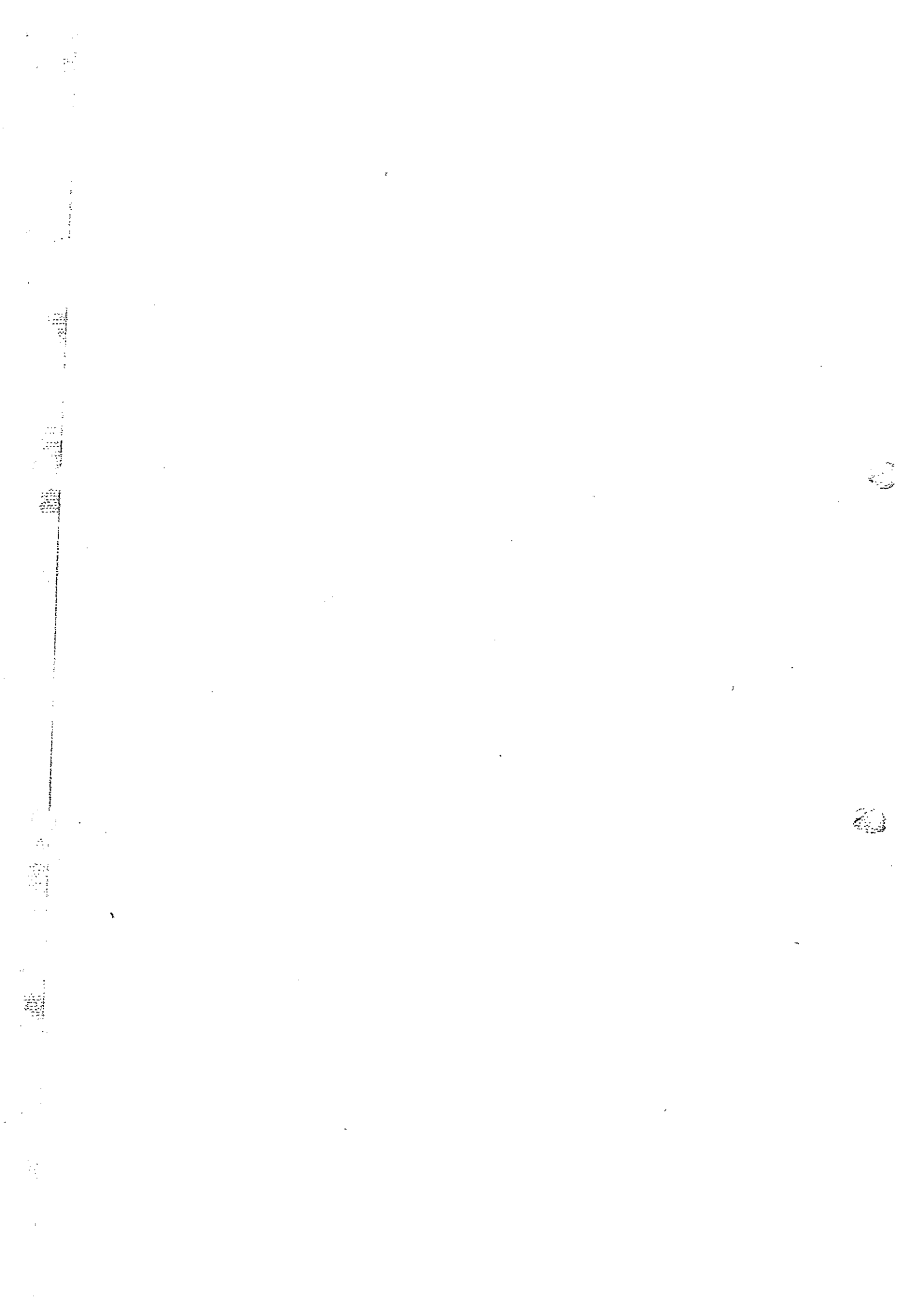
3. The amendment of Part C paragraph 22(1)(c) to read as follows:

"(c) The letting of a portion of a dwelling house or dwelling unit and or rooms thereof as part of a guest house."

4. The amendment of Part 6 paragraph 22(1)(e) to read as follows: X

the practice of a profession, occupation, or home undertaking in or from any dwelling unit or dwelling house or residential building subject to the following:

- (i) shall only be practised by any person who permanently occupies it with his family;
- (ii) any by-laws of the local authority shall be complied with;
- (iii) no exhibition of goods in public, whether in a window or elsewhere, shall be allowed;
- (iv) no notice or signboard except for a notice or signboard usually displayed at a dwelling house or dwelling unit to indicate the name and profession or occupation of the occupant shall be permitted;
- (v) shall not interfere with the amenity of the neighbourhood;
- (vi) not more than 2 employees may be employed.



15/4/2/B HBPT

J. B. de Klerk

19 March 2003

The Senior Manager
Land Use and Soil Management
Private Bag x 120
PRETORIA
0001

Att. Ms. A. Stoltz

Sir/Me,

SUBDIVISIONS OF FARM PORTIONS

Our discussion at the Municipal Offices on 13 March 2003 and interpretation of Proclamation R.100, 1995, refers.

It is agreed and accepted that the following farms are governed in terms of Ordinance 20 of 1986:

Ifafi 457 - JQ, Petit Mont Rouge 479 - JQ, Leeuwenkloof 480 - JQ, Broederstroom 481 - JQ, Hartbeestpoort 482 - JQ, Syferfontein 483 - JQ, Part of Rietfontein 485 - JQ, Harmonie 486 - JQ(part of Melodie A. H.), Welgegund 491 - JQ, Kalkheuvel 493 - JQ and Melodie A. H..

The following farms have been formed by the consolidation of parts of some of the above-mentioned farms:

Donann 455 - JQ, Weldaba 467 - JQ, Glenogle 573 - JQ, Arendsnes 565 - JQ and Opelugmuseum 564 - JQ.

Some portions (37, 38, 39, 40, 62, 64, 1109, 110, 123, 132, 143 and 160) of the farm De Rust 478 - JQ was included in the area of jurisdiction of the previous Kosmos Village Council.

As development is taking place on portions of the farm De Rust 478 - JQ surrounding the dam it is proposed that consideration be given to exclude all the portions of the farm De Rust 478 - JQ north of Provincial Road P31-1, as

well as the rest of the farm Rietfontein 485 -JQ and Uitval 484 - JQ from Act 70 of 1970.

Yours faithfully,

♣ MUNICIPAL MANAGER
JdeK/jdek

15/4/2/B HBPT

J. B. de Klerk

20 October 2003

The Senior Manager
Land Use and Soil Management
Private Bag x 120
PRETORIA
0001

Attn. Ms. A. Stoltz

Sir/Me,

SUBDIVISIONS OF FARM PORTIONS

Our discussion at the Municipal Offices on 17 October 2003 refers.

As discussed and also indicated in our letter dated 19 March 2003 it is proposed that consideration be given to exclude from Act 70 of 1970 all the portions of the farm De Rust 478 - JQ north of Provincial Road P31-1, with the condition that a limitation be placed on single portions currently used for intensive agricultural purposes prohibiting development for at least 10 years.

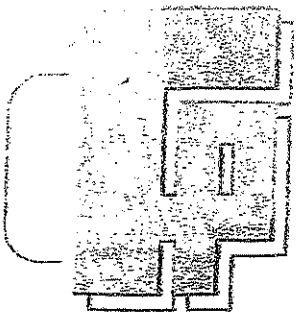
The area of the farm Elandsdrift 467-JQ west of Mooinooi and north of Provincial Road P2-4 and south of the N4 highway, as well as the area of the farm Elandskraal 460-JQ north of Mooinooi Extension 3 and south of the N4 highway, also needs to be excluded due to a natural densification presently taking place. A proposal for a point to point description is attached hereto as discussed.

As intensive agricultural activities are found on most of the farm Krokodildrift 444-JQ your Regional office would be in support of excluding only a strip of properties south-west of Provincial Road P35-1 between Primindia and Highway Motors (District Road D1719).

Yours faithfully,

p MUNICIPAL MANAGER
.dek/jdek

SUS34 0827813633



Department of Agriculture, Forestry and Fisheries

steeds en streekbeplanning
town and regional planning

protonis kantoor/office
fehrsenstr/st 461
tw/cnr fehrsens- & nicolsonstr/st
brooklyn

☒ 650
groenkloof
0027

tel: (012) 346 3735
fax: (012) 346 4217
email: fpo@inc@netactive.co.za

Mr. Monte Henning
Postbus 30607
Wonderboom-Poort
0033

Ons verw. S 01041

8 Junie 1999

*Th. Arthur
012 317 9276
084 463 6364*

Meneer

HARTBEEPOORT WYSIGINGSKEMA 63:
RESTANT VAN DIE PLAAS IFAFI 457 - IQ

Bogenoemde aansoek het betrekking.

Wysigingskema 63 van die Hartbeespoort Dorpsbeplanningskema, 1993, wat die hersonering van Restant van die plaas Ifafi 457 - IQ behels, is op 20 April 1999 in die Noordwes Provinsiale Koerant afgekondig.

Hierby aangeheg vind 'n stel goedgekeurde Kaart 3 en Skemaklousules van bogenoemde wysigingskema vir u rekorddoeleindes - soos ontvang is vanaf Hartbeespoort Plaaslike Raad.

Die uwe

FJ De Lange
FJ DE LANGE

THIATO

*A LETTER AS WE DISCUSSED
FOR ANIMAR FARM STATED YOUR
APPROVAL*

HARRY VENCEZ 082 969 0529

KODE
CODE

17B HARTBESPOORT
TOWN PLANNING SCHEME 1993

BYLAE
ANNEXURE 30

WYSIGINGSKEMA 63
AMENDMENT SCHEME

VEL VAN VELLE
SHEET 2 OF 4 SHEETS

'N GEDEELTE VAN DIE RESTANT VAN
DIE PLAAS IFAFI 457 J.Q.

GEBRUIKSONE X : "SPESIAAL"

Bo en behalwe die bepalings van die Skema, sal die eiendom onderworpe wees aan die volgende voorwaardes:

1. Die eiendom mag alleenlik gebruik word vir doeleindes van 'n geselligheidsaal, vermaaklikheidsplek, inryrestaurant, privaat oop ruimte en verversinsplek en/of gastehuis.
2. Die hoogte mag nie 2 verdiepings oorskry nie.
3. Die vloeroppervlakte mag nie 2 000m². oorskry nie.
4. Effektiewe geplaveide parking aan die oostekant van die gebou tesame met die nodige beweegruipte, moet op die eiendom verskaf word tot bevrediging van die plaaslike owerheid in die verhouding van 1 parkeerplek per 2 sitplekke.

A PORTION OF THE REMAINDER
OF THE FARM IFAFI 457 J.Q.

USE ZONE X : "SPECIAL"

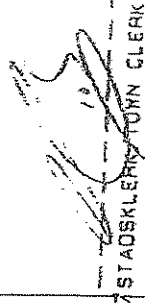
In addition to the general provisions of the Scheme, the property shall be subject to the following conditions:

1. The property shall only be used for the purposes of a social hall, place of amusement, drive-in restaurant, private open space, place of refreshment and/or a guest house.
2. The height shall not exceed 2 storeys.
3. The floor area shall not exceed 2 000m².
4. Effective paved parking on the eastern side of the buildings, together with the necessary manoeuvring area, shall be provided on the property to the satisfaction of the local authority on the ratio of 1 parking space for 2 seats.

'N GED. VAN DIE
RESTANT VAN DIE
PLAAS IFAFI 457-J. Q.

A PORTION OF THE
REMAINDER OF THE
FARM IFAFI 457-JQ

GOEDGEKEUR APPROVED



STADSKLERK/TOWN CLERK

DATUM/DATE 22/04/13