

REVISION OF THABAZIMBI LAND USE SCHEME

COMPARISON OF DEFINITIONS – 18 OCTOBER 2021

TERM	2014	2022	Notes
4X4 TRAIL	Not defined	Means a series of roads, tracks, and routes, designed for use by off-road vehicles as a recreation or adventure facility, and includes buildings normally required for the administration and maintenance thereof as well as ablution facilities, but does not include tourist accommodation or tourist facilities.	Added ablutions
ABATTOIR	Not defined	Means land and/or buildings used to slaughter animals and poultry and may include the processing of animal products.	
ADVERTISEMENT	“ADVERTISEMENT” - Means a sign (including, but not limited to, a poster, billboard, symbol, name, contact details) indicating the locality or availability of an enterprise, service, event, gathering or product, at a specific locality or in general, whether for profit or not.	Means any audible or visible representation of a word name, letter, figure or object or of an abbreviation of a word or name, or of any sign or symbol, or any light which is not intended solely for illumination or as a warning against any danger, which has as its object the furthering of any industry, trade, business undertaking, event, or activity of whatever nature.	
AERODROME	“AIRPORT” – Means an area or place used for landing, transit, assembly, maintenance and storage of aircraft for commercial, military and recreational purposes and includes a landing strip, airline terminal, aircraft storage and maintenance hangars and buildings for airport related use.	Means land and/or buildings used for landing, transit, assembly, maintenance and storage of aircraft for commercial, military and recreational purposes and includes a landing strip, airline terminal, aircraft storage and maintenance hangars and all uses which are ancillary, directly related to and subservient to the main use.	

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	<p>“AGRICULTURAL BUILDING” – Means a building designed or used for agricultural purposes and may include a dwelling house.</p>	Not defined	Use included in Agricultural Purposes.
AGRICULTURAL BUSINESS	<p>“AGRICULTURAL BUSINESS” Means an activity, industry or occupation based on or reasonably associated with agriculture activities on the land zoned agriculture, with a maximum floor area of 2000m², but does not permit any Industrial or Noxious Industrial use.</p>	Means an activity or occupation based on or reasonably associated with agriculture activities on the land zoned agriculture, but does not permit any industrial or noxious industrial use.	Floor area need not be limited.
AGRICULTURAL PURPOSES	<p>“AGRICULTURAL USE” – Means the use of land for forestry, livestock breeding, food production, hunting and crop cultivation for human and animal consumption, and includes dwelling houses for the owner and his workers, and any other building which is necessary in order to carry out such activities. This could include accommodation for hunters only.</p>	Means land and/or buildings used for forestry, livestock breeding, food production (excluding abattoir), bee keeping, game farming, hunting and crop cultivation for human and animal consumption, and includes dwelling houses for the owner and bona-fida employees, and any other building which is necessary in order to carry out such activities.	Accommodation requires consent for Guest House
ANCILLARY AND SUBSERVIENT USES	Not defined	Means uses or activities which support and compliment the main use on the land and which shall not exist on their own when the main use on the land is discontinued.	

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ANIMAL CARE CENTRE	<p>“ANIMAL ESTABLISHMENT” – Means a building or place used for breeding, boarding, training, keeping or caring for animals, and includes a riding school, petting zoo and veterinary clinic.</p>	<p>Means land and/or buildings used for the care of domestic animals, operated on either a commercial or welfare basis and includes boarding kennels, catteries and pet training centres and includes a horse riding school, petting zoo and veterinary clinic.</p>	
	<p>“ANNEXURE’S” – Means documents comprising of provisions, inter alia, special rights and conditions applicable to those properties shown on the A series of the map by encircled figures.</p>	<p>Not defined</p>	<p>Using Schedules only</p>
	<p>“AREA OF THE SCHEME” – Means the area described in Clause 5 of the scheme and as shown on the map.</p>	<p>Not defined</p>	<p>See Clause 1.2 of Scheme</p>
	<p>“BAKERY” – Means a building used for the purpose of baking bread, rusks, biscuits, cakes, pastry and other flour baked products are manufactured for sale in shops and warehouses. The following amount of employees per land use is permitted:</p> <ul style="list-style-type: none"> • Home Business on single residential erf: Not more than 3 persons • Bakery on business erf: Not more than 20 persons on a trade area of 200m² • Bakery on industrial site: No limitations 	<p>Not defined</p>	<p>Industrial use</p> <p>If home business – see Clause 4.4.3 for conditions.</p>

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BASEMENT	“BASEMENT” – Means any floor of a building situated under the ground floor, beneath the natural horizontal ground level of the area	Means the space in a building between the floor and ceiling which is partly or completely below the natural ground level; Provided that a basement shall be counted as a storey for the purpose of a height measurement where any portion extends more than 1,5 metres above the lowest level of the natural ground level immediately contiguous to the building.	
	“BED-AND-BREAKFAST ACCOMMODATION” – Means a commercial accommodation establishment of up to and including four (4) guest rooms. The main function is to provide temporary accommodation under personal supervision of the owner and his / her family from his / her dwelling unit. Meals (usually breakfast) are provided to paying guests only. Only one (1) kitchen per establishment is allowed. There may be a bathroom for each room but a bathroom may also be shared with the host family.	Not defined	See Guest House
	BIOSPHERE” – Means land or and area/s of terrestrial ecosystems, or a combination thereof within which land use and resource management are undertaken to enhance conservation and development objectives.	Not defined	Term not used in Scheme

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BOARDING HOUSE	<p>“BOARDING HOUSE” – Means a dwelling house with a maximum of 10 bedrooms which may be let, provided that:</p> <ul style="list-style-type: none"> • No such premises are licensed in terms of the Liquor Act (Act 27 of 1989); • No overnight and tourists accommodation be provided on the premises; • A maximum of two bedrooms form part of any outbuilding; and • No self-sustaining (kitchen) facilities are provided as part of a bedroom/suite 	Means land and/or buildings consisting of habitable rooms without a kitchen / kitchenette, which are let or rented to persons and where one or more meals are provided in a communal dining-room and a communal kitchen and includes a caretakers flat on the land.	
BOUNDARY	Not defined	In relation to a land means the cadastral line separated such land from another land or from a public street.	
BUILDER’S YARD	<p>“BUILDERS YARD” – Means land or buildings which are used for the storage of materials:</p> <p>Materials which:-</p> <ol style="list-style-type: none"> a) are commonly used for building work; or b) resulted from demolition or excavation works; or c) are commonly used for other civil engineering works such as installation of services. <p>Vehicles and implements necessary or ancillary to the works and services shall be parked within the fenced area; and</p>	Means land and/or buildings used for the storage and sale of building materials and equipment that: <ol style="list-style-type: none"> (a) are required for building works; or (b) have been obtained from demolitions or excavations; or (c) is required or are usually required for improvements on land, such as material that is used for any building work, whether for public or private use. 	

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	May include administrative offices incidental to the above-mentioned uses		
BUILDING	“BUILDING” – Means any construction or structure, which has been completed or is still under construction, or which is built underground, and which is intended to be used by humans or animals, or for storing, processing, manufacturing or selling goods and materials, or for the treatment of refuse or waste materials, and includes any wall higher than 2 meters, swimming pool, reservoir, water tower, bridge, summer-house, aerial or radio mast, and depending on the context, also includes a portion of a building and the structural change of or any addition to a building.	As defined in the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977) and includes any structure attached to the soil, any building or such structure, or part thereof, which is in the process of being erected or any prefabricated building or structure not attached to the soil.	
BUILDING LINE	“BUILDING LINE” – Means a line indicating the limits of a building restriction area as measured from a street boundary or other boundary of a property which does not border on a street and which, at a fixed distance from such boundary, runs parallel to such boundary	Means a line on a land that demarcated that building restriction area and is at a fixed distance from any boundary of such land. See Clause 5.4 of this Land Use Scheme.	
BUILDING RESTRICTION AREA	“BUILDING RESTRICTION AREA” – Means an area wherein no building, except those permitted in the scheme, may be erected.	Means an area wherein no building, except those permitted in the scheme, may be erected.	

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	<p>“BUS AND TAXI RANK” – Means premises for the collecting of passengers and may include buildings for shelter, ablution facilities and traders (formal and informal). Formal business activities are subject to the consent of the Municipality.</p>	<p>Not defined</p>	<p>Included in Transport purposes</p>
<p>BUSINESS PURPOSES</p>	<p>“BUSINESS” – Means a building used for professional / administrative / personal / general service provision and includes offices, financial enterprises, banks, shops and any other purpose reasonably deemed as a business or business enterprise, but does not include large scale retail or sale of commodities.</p>	<p>Means land and/or buildings from which a business is conducted and the related uses including offices, restaurants, motor vehicle showrooms, showrooms, workshop, health and fitness centre, medical consulting rooms, parking garage, self-storage, funeral parlours, garden centre, call centres, financial institutions, dry cleaners, laundrettes and buildings for similar uses not elsewhere defined as well as uses which are ancillary, directly related to and subservient to the main uses such as caretakers accommodation, but does not include uses such as institutions, public garages, industries, noxious trades or places of amusement.</p>	
<p>CADASTRAL LINE</p>	<p>Not defined</p>	<p>Means a line representing the official boundary of a land or portion as it appears on an approved Surveyor General Diagram.</p>	
<p>CAMPING SITE</p>	<p>“CARAVAN PARK” – Means land provided with adequate ablution facilities for the temporary accommodation of mobile caravans and/or tents, which period will be determined by the Local Municipality.</p>	<p>Means land and/or buildings used by transient guests for the overnight accommodation of caravans, motor homes and tents and may include ablution facilities, caretaker’s dwelling unit, communal kitchens and associated office.</p>	

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CANTEEN	Not defined	Means land and/or buildings used for providing food and liquid refreshments for the exclusive benefit of persons employed by an undertaking which owns and operates or controls such undertaking and includes the area for preparation of such foods and liquid refreshments. This use is an ancillary right on all non-residential Use Zones contained in this land Use Scheme but excludes a restaurant.	
CARE TAKERS DWELLING UNIT	Not defined	Means a dwelling unit for a person and his/her family who is responsible for the care and supervision of the land and buildings on the same land.	
CEMETERY	“CEMETERY” - Means a site used exclusively for the burial of the deceased, which includes buildings for the accompanying administrative and church observances (excluding a crematorium) and dwelling house for the caretaker, as well as a commemorative wall for the storage of human ashes in a manner and format determined by the Local Municipality.	Means land and/or buildings used for burials and such activities and which can include all uses ancillary such as a chapel, prayer area, funeral parlour and a wall of remembrance which includes an office and caretakers dwelling unit, as a related and subservient use.	
CHILD CARE CENTRE	Not defined	Means land and/or buildings used as a child care centre, including a day care centre, crèche. Preschool, playgroup. after school care centre or early childhood development centre for taking care of children according to compulsory educational and health requirements /standards.	

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CHILDREN'S HOME	Not defined	Means land and/or buildings used for the accommodation, care and education of children which special needs or circumstances and includes staff accommodation, recreation facilities and ancillary and subservient facilities for the children and staff.	
CLINIC	Not defined	Means a hospital for day patients with no overnight accommodation.	
COMMENCEMENT DATE	Not defined	Means the date on which this Land Use Scheme came into operation.	
COMMERCIAL PURPOSES	"COMMERCIAL USE" – Means uses such as distribution centres, wholesale trade, storage, warehouses, cartage and transport services, laboratories and computer centres and may include offices which are subordinate and complimentary to the commercial use of land.	Means land and/or buildings used for distribution centres, wholesale trade, warehouses, storage, computer centres, removal and transport services, people/commuter transport, laboratories, cash management centres, builders yards, coal yards and all uses which are ancillary, directly related to or subservient to the main use such as a caretaker's accommodation,	
COMMON BOUNDARY	Not defined	In relation to land means a boundary common with the adjoining land other than a street boundary.	
COMMUNE	Not defined	Means a dwelling house where the habitable rooms are rented out for an extended period to unrelated persons and who share the communal facilities such as the kitchen, lounge, dining room and bathrooms and may not exceed eight (8) occupants.	

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CONFERENCE FACILITY	“CONFERENCE FACILITY” – Means a building designed for use or used as a temporary lecture hall, training facility, meetings, conferences, symposiums and related uses, but does not include “Institution” and “Place of Instruction”. The area used for a conference facility may be restricted by the Local Municipality, and is further subject to the policy of the Local Municipality as amended from time to time.	Means land and/or buildings used for congress, seminars, training and meetings and all uses which are ancillary, directly related to or subservient to the main use.	See Social Hall
CONSENT USE	“CONSENT USE” – Means the consent of the Local Municipality in terms of Table “A” to read in conjunction with Clauses 21, 22 and 23.	Means a land use right that may be obtained by way of consent from the Municipality and is specified as such in the adopted Land Use Scheme of the Municipality. Refer to Clause Error! Reference source not found. of this Land Use Scheme.	
CONTROLLING AUTHORITY	“CONTROLLING AUTHORITY” – Means the controlling authority as defined in Section 1 of the Advertising on Roads and Ribbon Development Act, 1940 (Act 21 of 1940), or the Commission as defined in the South African National Roads Agency Limited and National Roads Act (Act 70 of 1998), and other legislation applicable, as far as Town Planning is concerned, within the jurisdictional area of the Local Municipality as the case may be.	In relation to a national road means the South African Roads Agency, and in relation to any other road not under the control of the Municipality, the Limpopo Roads Agency.	
COVERAGE	“COVERAGE” – Means the area of a property covered by buildings as seen vertically from above and expressed as	Means the total area of land that may be covered by buildings, as seen vertically	

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	<p>a % of the area of the erf, but excluding a structure without a roof or covered by hail net.</p>	<p>from the air measured from outer face of exterior walls, expressed as a percentage of the land area, and shall include all roofed areas; provided that the following portions of buildings shall be disregarded in the calculation of coverage:</p> <ul style="list-style-type: none"> (a) Unroofed areas such as a stoep, entrance steps and landing; (b) Projecting balconies, open on all vertical sides. (c) Retractable awnings or pergolas, with or without louvres and areas covered by permeable material; (d) Cornices, chimneys, water pipes, drain pipes and minor decorative features not projecting more than 500mm from the building wall; (e) Eaves and canopies not projecting more than 1,0m from the wall of the building; (f) A canopy erected on the street frontage of a shop; (g) Electrical high and low tension chambers; and (h) The area covered by open air swimming pools. 	
CREMATORIUM	<p>“CREMATORIUM” – Means a building for cremating corpses, with an assembly area for the family.</p>	<p>Means land and/or buildings used for the cremation of human or animal tissue.</p>	
DWELLING HOUSE	<p>“DWELLING HOUSE” – Means a single detached dwelling unit.</p>	<p>Means a single detached dwelling unit.</p>	

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DWELLING UNIT	“DWELLING UNIT” – Means an interconnected suite of rooms which may not include more than one kitchen, designed for occupation and use by a single family or extended family (not more than 4 persons) and which may include such outbuildings and servants quarters as are ordinarily incidental thereto	Means an inter-connected suite of rooms, designed for human habitation that shall contain a kitchen and with the appropriate ablutions and outbuildings; irrespective of whether the dwelling unit is a single building or forms part of a building containing two (2) or more dwelling units.	
	“DRIVE-IN RESTAURANT” – Means land and buildings used for the preparation and consumption of food and refreshments by clients in parked vehicles and may include take-aways.		See Place of Refreshment
	“DWELLING OFFICE” – Means an existing dwelling unit that is converted and used as an office, provided that the elevation treatment of the buildings maintains a residential character and appearance complementary to the environment, and is also in accordance with the policy of the Local Municipality.		See Home Business
	“EDUCATIONAL” – Means a building designed to be used as a Pre-primary School, school, college, technical institution, academy, lecture hall or other education centre and includes an accompanying hostel, dwelling house/s for staff and activities incidental to the place of instruction.		See Place of Instruction
ERF	“ERF” – Means land in an approved township registered in a deeds registry as an erf, lot, plot or stand or as a portion of the remainder	Means every piece of land registered as an erf, lot, plot or stand in a deeds registry and includes every defined	

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	<p>of any erf, lot, plot or stand or land indicated as such on the general plan of an approved township, and includes any particular portion of land laid out as a township which is not intended for a public open space, whether or not such township has been recognised, approved or established as such in terms of relevant legislation.</p>	<p>portion, not intended to be public place, of a piece of land laid out as a township, whether or not it has been formally recognised, approved or proclaimed as such.</p>	
<p>EXISTING BUILDING</p>	<p>Not defined</p>	<p>Means a building erected in accordance with building plans approved by the Municipality and which is otherwise lawful and the construction of which was:</p> <ul style="list-style-type: none"> (i) Completed on or before the fixed date; (j) Begun before but completed after the fixed date; or (k) Completed in accordance with the terms of any permission granted by the Municipality during the preparation and until the coming into operation of this Land Use Scheme. 	
<p>EXISTING USE</p>	<p>“EXISTING USE” – Means the otherwise legal use of land and/or buildings exercised on or before the fixed date and which are contradictory to</p>	<p>Means a use carried out or in operation on land that was permitted in terms of the previous planning legislation</p>	

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	the stipulations of the scheme.	<p>and lawful in terms of the National Building Regulations but which is contrary to this Land Use Scheme. It shall remain an existing use right unless the said use is altered in any way or ceases to be carried out for a period of twelve (12) months.</p> <p>Refer to the provision of Clause Error! Reference source not found. of this Land Use Scheme.</p>	
	<p>“EXTRACTIVE INDUSTRY” – Means the extraction of material by an undertaking, not being a mine, which depends for its operations on the winning of extractive material from the land on which it is carried on, and includes any washing, crushing, grinding, milling or separating into different sized of the extractive material on that land, but does not include earthworks or works for drainage ad landfill or maintenance dredging.</p>		See Mining Purposes
FAMILY	Not defined	<p>Means the following people that live together :</p> <ul style="list-style-type: none"> (a) A married couple with or without their parents and/or their children; or (b) A single person with his/her parents and/or his/her children; or (c) Brothers and sisters; or (d) A single person with his/her grandparents and/or his/her grandchildren. Or (e) Grandparents with their grandchildren. 	
FARM PORTION	Not defined	Means land which is not an erf, agricultural holding or road and which is registered	

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		as a separate unit in the Deeds Office. Such portion is land that has not been the subject of township establishment.	
FARM STALL	“ROADSIDE STALL” – Means a building or place, approved by the Local Municipality, not exceeding 50m ² in floor area, where only primary products produced on the property on which the building or place is situated are exposed or offered for sale or sold by retail. The locality and access will be subject to approval from the relevant Roads Authority.	Means land and/or buildings, not exceeding 50m ² in floor area, where only primary products produced on the land on which the building or place is situated are exposed or offered for sale or sold by retail. The locality and access will be subject to approval from the relevant Roads Authority. All parking shall be on the land on which the building or place is situated. No parking shall be allowed within the road reserve.	
	“FILLING STATION” - Means land used or a building designed or used for fuelling, washing, polishing and lubricating of motor vehicles, as well as for emergency repairs to vehicles, but excluding a “Public Garage”, panel beating, spray painting or any major repair work and can include the retail trade of emergency spare parts, as a complimentary subservient service. A Convenience Store not exceeding 250m ² is permitted as a primary right.		See Public Garage
FIXED DATE	“FIXED DATE” – Means the date on which the Local Municipality gives notice in the Provincial Gazette that this scheme is in operation.	This is the date that this Land Use Scheme came into operation via a promulgation notice.	
FLOOR AREA	“GROSS FLOOR AREA” – Means the sum of the gross area occupied in a building at the floor level of each storey:	Means the sum of the gross area covered by the building at the floor level of each storey, provided that the	

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	<p>Provided that in the calculation of the floor area the following areas shall not be included:-</p> <ul style="list-style-type: none"> a) Unroofed buildings, open roofs and areas occupied by external fire-escapes. b) Uncovered parking spaces for the occupants of the building. c) Entrance passages and corridors (excluding entrance halls, porches and corridors in a dwelling unit or a residential building where such entrance halls, porches and corridors are not enclosed by outer walls or windows). d) Accommodation for the lift motors and other mechanical or electrical equipment necessary for the proper use of the building. e) A veranda or balcony in a building: Provided that such veranda or balcony shall not be enclosed except by means of a parapet at most one (1) metre high or wire gauze screen. f) Areas reasonably used for the cleaning, 	<p>area reasonably required for the purposes detailed below may be excluded from the calculations of the floor area, which calculations shall be clearly indicated on the building plans. Floor area shall be measured from the outer face of the exterior walls or similar supports of such building, and where the building consists of more than one storey, the total floor space shall be the sum of the floor area of all the storeys, including that of basements.</p> <p>Areas that shall be excluded from the calculation of floor area are:</p> <ul style="list-style-type: none"> (a) Any area, including a basement, which is reserved solely for parking of vehicles and loading and off-loading areas; (b) 10% of the total floor area shall be regarded as areas required for the cleaning, maintenance, care and proper mechanical and electrical functioning of the building; and (c) Electrical high and low tension chambers. 	

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	<p>maintenance and care of the buildings, except dwelling units for supervisors, cleaners and care-takers.</p>		
<p>FLOOR AREA RATIO (FAR)</p>	<p>“FLOOR AREA RATIO” or “FAR” – The ratio obtained by dividing the floor area of a building or buildings by the total area of the property, thus –</p> $\text{F.A.R.} = \frac{\text{Floor area of a buildings}}{\text{Total area of the property on which the building (s) is erected}}$	<p>Means the ratio obtained by dividing the floor area of a building or buildings by the total area of the land upon which the building/s are erected, thus:</p> $\text{FAR} = \frac{\text{Floor Area of a building or buildings}}{\text{Total Area of the land upon which the building/s are erected}}$	
<p>FUNERAL PARLOUR</p>	<p>“FUNERAL PARLOUR” – Means a building used or designed for use as a mourning or funeral chapel and includes such other buildings designed for use in connection therewith and which is normally ancillary to or reasonably necessary for the business of a funeral undertaker, but shall exclude a crematorium.</p>	<p>Means land and/or buildings where the deceased are prepared for burial or cremation and includes facilities for associated administrative and religious functions but does not include a crematorium.</p>	
	<p>“GAME RESERVE” – Means land or place reserved for wild life; exclusive occupation and use.</p>		<p>No need to define</p>
	<p>“GARDEN CENTRE” – Means land and buildings used for storage, cultivation and sale of plants, bulbs, seed, fish, birds, pots, compost,</p>		<p>See Shop and Place of Refreshment</p>

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	<p>fertiliser, pesticides, herbicides and may include the sale of ancillary and subservient gardening products and a place of refreshment not exceeding 40 seats.</p>		
<p>GOVERNMENT PURPOSES</p>	<p>“GOVERNMENT” – Means land and buildings utilized by provincial and national government or semi-state organizations to carry out its mandatory functions and include uses such as correctional facilities, museums, pension pay-points, social and welfare facilities, reformatory, police station, rescue centre and fire services. The land zoned for this purpose must be registered in the name of the government or semi-state.</p>	<p>Means land and/or buildings used for government depots, workshops, stores, communication centres, police stations, post offices, prisons, military facility etc. and includes incidental uses such as a canteen but excludes industries and noxious industries.</p>	
<p>GROUND FLOOR</p>	<p>“GROUND FLOOR” – Means the storey of which the floor is on the lowest or nearest to the natural ground level.</p>	<p>Means the floor of a building which is the entry point into the building and which is at or closest to the natural ground level of the land on which such building stands and excludes a basement.</p>	
	<p>“GROSS LEASABLE FLOOR AREA” – Means floor area that is designed for the occupation and control by a tenant, or that is suitable therefore, measured from the centre line of joint partitions and the external surface of external walls.</p>		<p>See floor area</p>
	<p>“GROUP HOUSING” – Means a group of detached residential units of similar architectural character, each with a ground storey, and</p>		<p>See Residential 2 and 3</p>

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	<p>with the necessary access roads, open areas and outbuildings that constitute the complex. Each residential unit, with its demarcated sub premises, is sold by full title. The access roads and open areas that constitute the complex must be designed and built to the satisfaction of the municipality and must be transferred to the municipality or otherwise be controlled and maintained by way of a homeowners associations or body corporate of owners.</p>		
GUEST HOUSE	<p>“GUEST HOUSE” – Means a commercial accommodation establishment within a proclaimed Township of five (5) up to and including sixteen (16) guest rooms. No permanent residents (except for the manager) are allowed. The main function is to provide temporary accommodation under personal supervision. If meals are provided, it should be served to paying guest only. Only one (1) kitchen per establishment is allowed. Each guest room must have its own en-suite bathroom. All other facilities such as a bar and swimming pool are for paying guests only.</p>	<p>Means land and/or buildings where the resident manager provides lodging and meals for compensation to transient guests who have permanent residence elsewhere provided that:</p> <ul style="list-style-type: none"> (a) The number of rooms/suites may not exceed sixteen (16) without the written consent of the Municipality in addition to the accommodation of the resident manager; (b) The buildings may include self-catered suites (c) No buildings may be converted into dwelling units or be sectionalized. 	
	<p>“GUEST LODGE” – Means a commercial establishment on agricultural zoned land with a maximum of 20 (twenty) rooms. No permanent residents (except for the</p>		See Guest House

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	<p>manager) are allowed. The main function is to provide temporary accommodation under personal supervision. If meals are provided, it should be served to paying guest only. Only one (1) kitchen per establishment is allowed. Each guest room must have its own en-suite bathroom. All other facilities such as a bar and swimming pool are for paying guests only.</p>		
HEALTH AND FITNESS CENTRE	<p>“GYMNASIUM” – Means a business where people do physical and aerobic exercises with or without apparatus.</p>	<p>Means land and/or buildings used for active recreation facility and may include ancillary and subservient uses such as shop, place of refreshment and children’s play area.</p>	
	<p>“HAWKERS STALLS” – Means a non-permanent and permanent structure or place approved by the Local Municipality. With the consent of the Local Municipality containers may be considered.</p>		<p>See Informal Trading</p>
HEIGHT	<p>“HEIGHT” – Means the height of the building expressed in the number of storeys.</p>	<p>Means the vertical dimensions of the building from the natural ground level for the highest point of the building measured in meters or in number of storeys.</p>	
HOME ENTERPRISE	<p>“HOME BUSINESS” – Means the practice of an activity, business, hobby or occupation from a dwelling house, or such approved outbuilding with the consent of the Local Municipality, by</p>	<p>Means the practicing of a profession or occupation from a dwelling house / unit.</p> <p>Refer to the provision of</p>	

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	the resident of the dwelling house. Provided that such activity, business, hobby or occupation falls within the requirements as set out by the Local Municipality.	Clause Error! Reference source not found. for the qualifying criteria.	
HOSPITAL	Not defined	Means land and/or buildings used for the diagnosis and treatment of human illness; with integrated facilities such as operating theatres and live-in accommodation for patients and staff; and includes a clinic, medical consulting rooms, a place of refreshment and a dispensing pharmacy.	
HOTEL	“HOTEL” – Means an accommodation enterprises which includes places of entertainment and restaurants and is also licensed in terms of the Liquor Act,2003 (Act No.59 of 2003) and may also include conference facilities	Means land and/or buildings used as a temporary residence for transient guests, where lodging and meals are provided, and may include: (a) Places of refreshment; (b) Self-catering units; (c) Associated social halls and conference facilities, recreational and service facilities that are subservient and ancillary to the dominant use of the land as a hotel. (d) However, it excludes self-catering suites/units for permanent residents and no suites/units may be sectionalized.	
HOUSEHOLD	“HOUSEHOLD” – Means a group of persons regarded as a domestic unit in terms of legislation, common law or customary law.	Is defined as a singular person or group of people that are biologically or legally related to one another and live together.	

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INDUSTRIAL PURPOSES	<p>“INDUSTRY” – Means land and buildings where a product or part of a product is manufactured, mounted, processed, repaired, rebuilt or packed on a larger scale with heavy equipment or tools that may cause a nuisance. The activities to be of such a scale or high production quantity that it will not be suitable to fall within the light industrial area. This may include the following:</p> <ul style="list-style-type: none"> • Live Stock Sale Yard; • Auctioneers Business, Auction pen; • Crematorium, Incinerator; • Brick works, Extractive Industry; • Depots, Factories; • Scrap Yard; • Rural industry; • Power station; • Funeral Parlour; • Panel beater, on condition that the spray painting is done in a prescribed booth. <p>Or any other uses or activities connected to, or incidental to the activities mentioned herein, excluding noxious industries, light industries and retail industries. The area may also include a care take dwelling.</p>	<p>Means land and/or buildings used as a factory and in which an article or part of such article is made, manufactured, produced, built, assembled, compiled, printed, ornamented, processed, treated, adapted, repaired, renovated, rebuilt, altered, painted (including spray painting), polished, finished, cleaned, dyed, washed, broken up, disassembled, sorted, packed, chilled, frozen or stored in cold storage; including offices, caretaker's quarters and a shop, which are subservient and ancillary to the use of the land as a factory; and includes a warehouse, the generation of electricity; refuse disposal sites; recycling and abattoir but does not include a noxious trade and/or noxious industry.</p>	
	<p>“INFORMAL STRUCTURE” – Means a temporary structure that does not comply with the provisions of the Act on National Building Regulations and Building Standards, 1977 (Act No. 103 of 1977) and any amendments thereof.</p>		<p>No need to define – defined in National building regulations</p>

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INFORMAL TRADING	<p>“INFORMAL TRADERS” - Means the conducting of a business from any site except a business site which, with the consent of the Local Municipality after consultation with the adjacent owners, is conveyed from place to place, whether by vehicle or otherwise, in a street or at any place accessible to the public, at any open property or in, on or from any vehicle or movable structure, subject to such requirements laid down by the Local Municipality.</p>	<p>Means the legal selling of products in area demarcated by the Municipality specifically for those purposes, such as markets and/or other demarcated area, with the written consent of the Municipality.</p>	
INSTITUTION	<p>“INSTITUTION” – Means a building designed to be used as a charitable institution, hospital, nursing home, old age home, clinic, sanatorium, either public or private but excludes institutions used mainly as offices or for administrative work, and may, with the permission of the Local Municipality include activities which is directly related to and subservient to the main use, but does not include “Restricted Institutions”.</p>	<p>Means land and/or buildings used for a welfare or charitable facility such as home for the aged, indigent or handicapped; a children’s home, a hospital, clinic or nursing home, a sanatorium, mortuary; or any other institution whether public or private and includes all uses ancillary, directly related to and subservient to the main use, but excludes primary office and administrative functions.</p>	
LAND	<p>“LAND” – Also includes any improvements on land, any interest in land as well as land covered by water, and property shall have a corresponding meaning.</p>	<p>Means any erf, agricultural holding, sectional title scheme -land or farm portion and includes any improvement or building on land and any real right in land.</p>	

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LAUNDRETTE	“LAUNDRETTE” – Means a building where clothing or material are washed and ironed and where the machines are operated by the public.	Means a building where clothing or material are washed and ironed.	
LIGHT INDUSTRY	“SERVICE INDUSTRY” – Means a small-scale industry, with emphasis on maintenance and repair, as well as retail trade in connection therewith, that shall not cause the deterioration of the amenity of the neighbourhood or cause disturbance in consequence of noise, appearance, odour or activities or any reason whatsoever.	Means land and/or buildings used for industrial purposes but where the processes carried on or the machinery installed, do not cause undue nuisance or be detrimental to the amenities of others by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust, grit or other causes.	
	“LODGE” – Means land and buildings used for accommodating guests or tourists for short periods and may include recreation facilities, a conference centre or social hall, wedding chapel, staff quarters and ancillary and subservient uses.		See Guest House
	“MAP” – Means the scheme map (also marked Map 3) as amended from time to time.		See Zoning Map
LINE OF NO ACCESS	Not defined	Means a line along any street or land or portion thereof prohibiting any vehicular access.	
LOADING BAY	“LOADING SPACE” – Means a rectangular area of not less than 3m by 16m in size.	Means an area which is clearly demarcated for loading and off-loading.	No size – SDP to determine what size required for use.
MEDICAL CONSULTING ROOMS	“MEDICAL CONSULTING ROOMS” – Means a building designed or adapted as professional rooms for	Means land and/or buildings used as professional rooms for medical practitioners	

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	<p>medical practitioners including general practitioners, medical specialists, pathologists, radiologists, dentists and similar uses such as veterinary surgeons, and may include a dispensing chemist not exceeding 20m² but not uses included in the definition of “Institution”.</p>	<p>including general practitioners, medical specialists, pathologists, radiologists, dentists and similar uses such as veterinary surgeons, and may include a dispensing pharmacy not exceeding 20m² but not uses included in the definition of Institution.</p>	
<p>MINING PURPOSES</p>	<p>“MINING” – Means any open place, open cut, shaft, tunnel, ventilation shafts, pit, drive, level or other excavation, drift, gutter, lead, vein, lode or reef on which, in which or by which any operation is carried on for or in connection with the purpose of obtaining any metal or mineral by any mode or method and includes any place on which any product, by-product or waste of the mine is stocked, store, crushed or otherwise treated.</p>	<p>Means land and/or buildings, that in terms of the provisions of the Mineral and Petroleum Resources Development Act. 28 of 2002:</p> <ul style="list-style-type: none"> (a) is used for mining operations; (b) in respect of which a mining right or prospecting right has been granted; or (c) on which operations are carried out to extract raw materials from the earth, whether by means of surface or underground methods and includes, but is not limited to, the removal of stone, sand, clay, kaolin, ores, minerals, gas and precious stones and also includes the processing of such materials and re-processing of mine dumps; and (d) operations to rehabilitate, restore, maintain, reinstate, re-establish and preserve such land. 	
<p>MOBILE DWELLING UNITS</p>	<p>“MOBILE DWELLING UNITS” – Means a prefabricated mobile unity of an interconnected set of rooms that does not include more</p>	<p>A transportable structure constructed in accordance with the requirements of the S.A.B.S. specification for Mobile Homes with the</p>	

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	than one kitchen and is designated for use by a household and which is moveable	necessary service connections, and used as a permanent dwelling unit.	
MOTOR VEHICLE DEALERSHIP	Not defined	Means land and/or buildings used for an integrated service which provides a full range of related activities in respect of vehicles and includes a workshop, offices, the sale of new and used parts and the sale of new and used vehicles.	
MOTOR VEHICLE SHOWROOM	“MOTOR SHOWROOM” – Means land used with or without buildings, for the sale and display of vehicles, but also not include a workshop.	Means land and/or buildings used for the sale and display of used and/or new vehicles, and includes offices but does not include a workshop and the sale of new and used parts.	
MUNICIPAL PURPOSES	“MUNICIPAL PURPOSES” – Means such use of land for which the Local Municipality is authorised in terms of any law, in harmony with other land and where the Local Authority is the land owner.	Means such purposes as the Municipality may be authorised to carry out in terms of any law governing municipalities including but not limited to the Local Government Municipal Structures Act, 1998 (Act 117 of 1998) and the Local Government Municipal Systems Act, 2000 (Act 32 of 2000).	
MUNICIPALITY	“LOCAL MUNICIPALITY” – Means the Thabazimbi Local Municipality.	Means the Thabazimbi Local Municipality or its successor in title as envisaged in section 155(1) of the Constitution established by Notice No 1866 of 2010 in terms of the Local	

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		Government: Municipal Structures Act, 1998 (Act 117 of 1998) .	
NATIONAL BUILDING REGULATIONS	Not defined	The National Building Regulations made in terms of section 17 of the National Building Regulations and Building Standards Act, 1977 (Act 3 of 1977) or any amendment or review thereof.	
NATURAL GROUND LEVEL	Not defined	Means the level of the land surface in its unmodified state as established from a contour plan.	
NOXIOUS INDUSTRY	<p>“NOXIOUS INDUSTRY” – Means a building or site that may be hazardous or noxious due to vapour, effluvia or any waste matters. The following is considered as noxious industries.</p> <ul style="list-style-type: none"> • Asbestos-processing; • The burning of building bricks; • Chromium-plating; • Cement production; • Carbonalisation of coal in coke ovens; • Charcoal-burning; • Converting, reheating, annealing, hardening or carburizing, forging or casting or iron or other metals; • Crushing or screening of stone or slag or plants for the preparation of road-surfacing material; • Distilling, refining ore blending of oils; • Galvanising; • Lime- and 	<p>Means land and/or buildings used for hazardous or noxious activities due to vapour, effluvia or any waste matters. The following are considered as noxious industries :</p> <p>Asbestos-processing, the burning of building bricks, chromium-plating, cement production, carbonalisation of coal in coke ovens, charcoal-burning, converting, reheating, annealing, hardening or carburizing, forging or casting or iron or other metals, crushing or screening of stone or slag or plants for the preparation of road-surfacing material, distilling, refining ore blending of oils, galvanising, lime- and dolomite-burning, lead-smelting, pickling and treatment of metal in acid, recovery of metal from scrap, smelting, calcining, sintering or other reduction of ores or minerals, salt glazing, sintering of sulphur-bearing materials and viscose works, spray painting or any other industrial activities deemed</p>	

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	<p>dolomite-burning;</p> <ul style="list-style-type: none"> • Lead-smelting; • Pickling and treatment of metal in acid; • Recovery of metal from scrap; • Smelting, calcining, sintering or other reduction of ores or minerals; • Salt glazing; • Sintering of sulphur-bearing materials and viscose works; <p>Panel Beating and spray painting without the prescribed booth</p>	<p>to be hazardous or noxious in terms of any other legislation.</p>	
	<p>“NURSERY” – Means an enterprise which buys and sells plants, trees, seeds and garden accessories, as well as cultivating and growing plants on the premises of the enterprise, and includes the selling of refreshments as part of a tea garden, a children’s petting zoo and playground as secondary to the main enterprise.</p>		<p>See Shop and Place of refreshment</p>
	<p>“OCCUPANT” – Means in relation to any building, structure or land includes the following: Any person actually occupying such building, structure or land or is legally entitled to occupy it, or anybody having the authority to manage such property, and includes the agent of such a person who is absent from the area or whose whereabouts are unknown.</p>		<p>No need to define</p>
<p>OFFICES</p>	<p>“OFFICE” – Means a building or part thereof, designed or used for administrative,</p>	<p>Means land and/or buildings used for the conducting of an enterprise primarily</p>	

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	<p>professional and related purposes, including a bank, insurance company, building society, medical consulting rooms and related offices or rooms.</p>	<p>concerned with administrative clerical, financial or professional services and includes medical consulting rooms and financial institutions.</p>	
OUTBUILDING	<p>“OUTBUILDING” – Means a building which, in the opinion of the Local Municipality, is usually functionally necessary but subordinate to the use of another building, permitted as a use in terms of Table “A” on the same property.</p>	<p>Means a structure, whether attached or separate from the main building, which is ancillary and subservient to the main building on land, and includes a building which is designed to be normally used for the garaging of motor vehicles, and any other normal activities in so far as these are usually and reasonably required in connection with the main building.</p>	
OWNER	<p>“OWNER” – In relation to the property:</p> <ul style="list-style-type: none"> a) the registered owner; or b) where such a person is deceased, insolvent, mentally disordered or defective, a minor, or under any legal disability, the person in whom the administration of that person’s or holder’s estate is vested, whether as executor, guardian or in any other whatsoever; or c) the occupant, or the lessee by virtue of a lease which is registered by law; but not for purposes of lodging an application in terms of the provisions of this scheme; or d) when an owner, as defined above is absent from the area or his address unknown, “owner” shall mean an agent of such an owner or 	<p>Means the person registered in a deeds registry as the owner of land or beneficial owner in law.</p>	

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	<p>any person that receives rent or that is entitled to rent in respect of the premises;</p> <p>e) de facto occupant but not for purposes of lodging an application in terms of the provisions of this scheme; or</p> <p>f) also the holder of any right in land whether registered or unregistered, and may include the interest of a labour tenant and sharecropper, a customary law interest, the interest of a beneficiary under a trust arrangement and beneficial occupation for a continuous period of not less than 10 years prior to the dispossession in question.</p>		
PANEL BEATER	<p>“PANEL BEATER” – Means the replacement, reparation and/or panel beating of the body and spare parts of vehicles and the spray painting thereof.</p>	<p>Means land and/or buildings used for the replacement, repair and spray painting of the body work of vehicles and includes a workshop.</p>	
	<p>“PANHANDLE” – Means the access section of a panhandle erf, which section must be at least 3m wide provided that this section is not considered as part of the erf for the purpose of this scheme.</p>		<p>See clause 5.6(10)</p>
PARKING BAY	<p>Not defined</p>	<p>Means an area with an internal rectangular measurement being 6.0 metres x 2,5 metres, which is clearly outlined and demarcated for the parking of one motor vehicle and which is accessible to the</p>	

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		satisfaction of the municipality.	
PARKING GARAGE	“PARKING FACILITY” – Means a building, site or place (including a parking garage) used or developed for parking of vehicles for the general public or tenants, for free, or at payment of a prescribed fee for a pre-determined period.	Means land and/or buildings, excluding a road, street and on-site parking associated with a primary or consent use that is used for parking of motor vehicles by the public, with or without a fee, and may include parking within a building and any ancillary use.	
PLACE OF AMUSEMENT	“PLACE OF AMUSEMENT” – Means land used or building designed for or used as a public hall, theatre, cinema, music hall, concert hall, billiards saloon, sport arena, skating ring, dance hall, or for other recreational purposes, or for trade-or industrial exhibitions or for pinball games with more than three (3) machines.	Means the use of a building/s and/or land as a theatre, cinema, music hall, concert hall, billiards saloon, sports arena, skating rink, dance hall, casino, bingo halls, race courses, buildings for the purposes of exhibitions of trade or industry or other recreational purposes, amusement park, and also includes such uses as are ancillary, directly related to and subservient to the main use. It also includes discos, night clubs, sports bar and places of live music entertainment or establishments where adult entertainment is provided.	
PLACE OF INSTRUCTION	“PLACE OF INSTRUCTION” – Means a building designed for use as a school, college, technical or academic institution, crèche, lecture hall, nursery school, after school care centre, or other education centre and a hostel in connection therewith and includes a	Means land and/or buildings used for education at pre-school and/or school and/or post school levels, including a crèche, nursery school child care centre, early childhood development centre, primary school, secondary school college, technical institute,	

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	convent or monastery, a library, art gallery and a museum.	university, research institute, lecture hall; or a civic facility for the promotion of knowledge to the community such as a public library, art gallery, museum; and associated uses such as boarding hostels, monastery, convent and all uses which are ancillary, directly related to and subservient to the main use.	
PLACE OF REFRESHMENT	“PLACE OF REFRESHMENT” – Means a drive-in restaurant, café, restaurant, tea-room or coffee shop, being a building other than a hotel, residential club, or boarding house, designed and used for the preparation or retail sale of meals and refreshments as well as the retail sale of fresh produce, cold drinks, tobacco, reading material and sweets.	Means land and/or buildings used for the preparation, sale and consumption of refreshments on the land such as a restaurant, café, coffee shop, tea room, tea garden, sports bar, pub, bar and may include take-aways, with or without drive through facility but excludes a canteen and place of amusement.	
PREVIOUS SCHEME		Means a town planning scheme or similar provision that governed and controlled the use of land prior the fixed date of this Land Use Scheme.	
	“PRIMARY RIGHT” – Means the uses permitted in terms of Table “A”.		See Clause 1.8(5)
	“PRIVATE CLUB” – Means land used or a building designed or used for the private gathering of a group of persons being members of that club with a common objective.		See Social Hall
PRIVATE OPEN	“PRIVATE OPEN SPACE” – Means land zoned or used as	Means land zoned or used as	

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SPACE	a sport, play, rest and recreational ground or as ornamental or pleasure garden and a tearoom/restaurant, to which, without permission, the general public has no right of admission.	a sport, play, rest and recreational ground or as ornamental or pleasure garden and a tearoom/restaurant, to which, without permission, the general public has no right of admission.	
	“PROPERTY” – Means land or a portion of land registered as a separate unit at a deed office.		See “Land”
PUBLIC GARAGE	“PUBLIC GARAGE” – Means a building used for the maintenance, repair or fuelling of vehicles and associated purposes, and may include a vehicle workshop, the display and sale of new and used motor vehicles, the cleaning and washing thereof, the sale of spare parts, accessories, fuel and lubricants and may also include a place of refreshments and convenient store as subservient use but excludes spray-painting, panel beating or a scrap yard, provided that the convenience store or place of refreshment, including store rooms, shall not exceed 250m ² .	Means land and/or buildings used for gain or reward for anyone of the following purposes: (a) Storage and retail selling of motor fuel and lubricants (filling station); (b) All ancillary uses, including the parking and storing of motor vehicles; the sale of spare parts and accessories, car wash facilities; and automatic bank teller machines; (c) A convenience shop, a take-away or sitting down facility or drive-through facility which does not exceed 30% of the total built floor area or 150m ² whichever is the lesser; and (d) Maintenance and repair of vehicles	

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		excluding panel beating and spray painting activities.	
PUBLIC OPEN SPACE	“PUBLIC OPEN SPACE” – Means any land zoned for use by the general public as an open space, park, garden, recreation site, sport field or square. The Local Municipality may grant approval for the conducting of a flea market or any other public activity, provided it is of a temporary basis.	Means any land zoned for use by the general public as an open space, park, garden, recreation site, sport field or square.	Also see Clause 6.4
PUBLIC ROAD	Not defined	Means any road, street or thoroughfare shown on the General Plan of a township, Agricultural Holding or other division of land of which the public has acquired a right of way.	
RAILWAY PURPOSES	“RAILWAY PURPOSES” – Means the use of land or buildings for the transport, loading and off-loading of passengers and goods by rail, including storage of goods, stations, container depots, marshalling yards, terminal facilities, equipment servicing facilities, as well as other associated buildings.	Means land and/or buildings used for the transport, loading and off-loading of passengers and goods by rail, including storage of goods, stations, container depots, marshalling yards, terminal facilities, equipment servicing facilities, as well as other associated buildings.	
RELIGIOUS PURPOSES	“PUBLIC WORSHIP” – Means a building designed for use or used for religious purposes such as a church, chapel, oratory, prayer house, mosque, synagogue or other place of public devotion, and includes a building designed to be used as a place of religious instruction,	Means land and/or buildings used for religious purposes such as a church, chapel, oratory, prayer house, mosque, synagogue or other place of public devotion, and includes a building designed to be used as a place of religious instruction, excluding a funeral parlour, cemetery or crematorium.	

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	excluding a chapel relating to a crematorium.		
	“REGULATIONS” – Means the Town Planning and Townships Regulations by the MEC in terms of the Ordinance.		Out dated
RESIDENTIAL BUILDING	“RESIDENTIAL BUILDING” – Means a building other than a “dwelling house” or “hotel”, designed for use, or used for human habitation, and includes a boarding house, a residential club, a hostel or tenements, guest house, guest lodge or bed-and-breakfast accommodation but does not include any use mentioned whether by way of inclusion or exclusion in the definition of “Place of Instruction”, “Institution” and “Dwelling unit”.	Means land and/or buildings, excluding a dwelling house and/or dwelling unit, that contains habitable rooms, with or without common ablution facilities and with common kitchen-, dining- and/or lounge facilities such as hostels and dormitories. Such definition includes but is not restricted to hostels, dormitories, boarding houses, guest house, and retirement home.	
RESORT	“RESORT” – Means the provision of holiday accommodation and includes residential units/ chalets, caravan sites, pleasure resort and picnic spot and camping areas, provided with water, sewerage and electricity connection points and associated ablution, communal kitchen, recreation and related business facilities, and also includes dwelling houses and offices for caretaker or administrative use, hotel and guesthouse. Utilization of associated conference facilities, restaurants and bars by outside public is subject to the approval of the Local Municipality.	Means land and/or buildings used for the accommodation of transient guests associated with conservation, sport and recreation and may include a camping site, place of refreshment, shop, hotel, place of instruction and social hall.	
	“RESORT DWELLING” – A dwelling house that consists		To discuss

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	<p>of a maximum of three (3) detached structures, which may not include more than one kitchen per erf / portion, as well as the normal outbuildings that may also be detached, that are associated with a normal dwelling house. Not more than 10 beds per resort dwelling may be provided. These detached structures may not be classified, defined or used as separate dwelling units. If more than 10 beds or more than 3 detached structures are envisaged, the special consent of the Local Municipality should be obtained.</p>		
RETAIL TRADE	<p>RETAIL TRADE – Means any trade other than “Wholesale trade” as defined in this scheme.</p>	<p>Means any trade other than wholesale trade as defined in this Land Use Scheme.</p>	
RETIREMENT HOME	<p>“RETIREMENT VILLAGE” – Means a group of free standing and/or attached residential units which provides housing to aged and retired persons and include facilities such as a place of worship, recreational establishments and facilities, medical care facilities, dining hall, aid centre, library, lounge, tuck shop, and the like, which is secondary and related to the housing on the same site and which is provided exclusively for the benefit of the inhabitants.</p>	<p>Means land and/or buildings used for housing aged and retired persons and includes uses such as a place for religious purposes, sport and recreational facilities, social hall, medical care facilities, frail care facilities, dining hall, library, lounge, tuck shop, beauty and hair salon, which are subservient and related to the main use.</p>	
	<p>“RIGHTS” – Means land use rights obtained in terms of this scheme.</p>		<p>See Caluse 1.8 (5)</p>
SCHEDULES	<p>“SCHEDULES” – Means a supplement(s) to the scheme containing special procedures and/or some areas or properties to which specific</p>	<p>Means a supplement(s) to the scheme containing special procedures and/or some areas or properties to</p>	

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	rights or provisions are applicable and such schedules may from time to time be amended by the Local Municipality. Where any discrepancy exists between the Schedules and the provisions of the Clauses and tables, the most prohibitive conditions shall prevail.	which specific rights or provisions are applicable and such schedules may from time to time be amended by the Municipality. Where any discrepancy exists between the Schedules and the provisions of the Clauses and tables, the Schedule shall prevail.	
SCHEME	" SCHEME" – Means this Land Use Scheme in operation and includes the clauses, maps and the annexure.	Means this Land Use Scheme in operation and includes the clauses, maps and the schedules.	
SCRAPYARD	"SCRAPYARD" – Means land or buildings used for the dismantling, stacking, storing or preparing for resale of any used material, waste metal, scrap vehicles, scrap machinery or any other scrap material whether or not such dismantling or stacking is done with a view to disposal or re-use of such waste.	Means land and/or buildings used for one or more of the following purposes: (a) Storing, depositing, collecting or sale of junk or scrap material or articles the value of which depends mainly or entirely on the material used in the manufacture thereof; (b) The dismantling or storage of scrap metals, second hand vehicles or machines to recover components or material; and (c) The storing or sale of second hand parts, poles, steel, wire, lumber yards, tyres, bricks, containers or other articles which are suitable to be left in the open without any serious damage being incurred.	
SECOND	"SECOND DWELLING UNIT" – Means a second dwelling unit	Means an additional dwelling	

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DWELLING UNIT	on the same property provided that the total coverage does not exceed the prescribed coverage defined in Table "I" of the scheme.	unit which may be erected on the same cadastral land on which a dwelling unit exists. See Clause Error! Reference source not found. of this Land Use Scheme.	
SELF STORAGE	Not defined	Means land and/or buildings used for the purposes of small scale, non-business related storing of domestic goods.	
SHEBEEN	Not defined	<p>Means a part of a dwelling house constructed, designed or adapted for use for the sale of liquor, but shall not include the use for social gatherings and/or the consumption of liquor on the site and/or the preparation and consumption of food; provided that the dominant use shall remain residential for the occupant of the said dwelling and subject to the compliance of health and safety by-laws.</p> <p>See Clause Error! Reference source not found. of this Land Use Scheme.</p>	
SHOP	"SHOP" – Means land used or a building designed or used for the purpose of carrying on retail trade and the necessary accompanying storage and packing and includes any accompanying uses on the same property subservient but ancillary to	Means land and/or buildings used for the retail sale and accompanying storage of goods and services to the public, including a retail concern where goods which are sold in such a concern are manufactured or repaired;	

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	<p>the retail trade being carried on. The following uses are not regarded as incidental to a shop: A noxious trade, drive-in-restaurant, place of refreshment, scrap yard, parking garage, public garage, vehicle workshop, filling station and warehouse.</p>	<p>provided that the floor space relating to such manufacture or repair shall not comprise more than 30% of the floor space of the shop.</p>	
SHOWROOMS	<p>Not defined</p>	<p>Means land and/or buildings used for the display of large goods, such as but not limited to tiles, bathroom and kitchen displays and furniture but excludes the keeping of stock, over the counter sales and a motor vehicle showroom.</p>	
SITE	<p>“SITE” – Shall have the same meaning as “Erf”.</p>	<p>Shall have the same meaning as “Land”.</p>	
SITE DEVELOPMENT PLAN	<p>“SITE DEVELOPMENT PLAN” – Means a plan drawn to scale on A4 or A3 size paper indicting the following:</p> <ul style="list-style-type: none"> • Town; • Erf number of erf to be rezoned; • Street or street names adjoining /surrounding the erf; • Dimensions of erf and all internal dimensions between structures and boundaries; • Area of erf; • Outline of existing buildings/structures; • Building lines; • Outline of proposed new buildings; • Erf numbers of adjoining erven; • Scale an north point; 	<p>Means a plan which reflects full details of the intended development, including the relative location of existing buildings and structures, the location of engineering services, access to the land, parking, existing developments and features that will/must be retained, areas for landscaping, and any other required information or details as may be determined by the Municipality.</p> <p>See Clause Error! Reference source not found. of this Land Use Scheme.</p>	

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	<ul style="list-style-type: none"> • The entry or exit points on site; • Location of existing services; • Contours of property; • On site parking spaces; • Position of the following (where applicable): <ul style="list-style-type: none"> - Storm water catch pits; - Water connection points; - Street lamp posts; - Distribution poles; - Sub stations; - Electrical distribution boxes; - Trees (on-site and side walk); - Fire hydrants; - On-site paved areas. 		
SOCIAL HALL	<p>“SOCIAL HALL” – Means a building designed for use, or used for cultural activities, social meetings, gatherings and recreational purposes, that is not profit seeking in its primary purpose, and includes a non-residential club but excludes a place of amusement.</p>	<p>Means the use of a building/s and/or land for social meetings, gatherings and recreation, and includes a Masonic temple and conference facility and all uses which are ancillary, directly related to or subservient to the main use,</p>	

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		but does not include a place of amusement.	
SPAZA SHOP (House shop)	<p>" SPAZA " – Means a building designed for, or a portion of a residential unit used for the purposes of selling and providing basic groceries (daily convenience goods) and fresh produce, excluding alcoholic refreshments, where the residential use of the property remains the primary use of the property. The area used for a spaza shall not exceed a total floor area of 30m² or 30% of the building whatever is the smaller, and is further subject to the policy of the Local Municipality as amended from time to time.</p>	<p>Means a part of a dwelling house constructed, designed or adapted for use for a shop, with a maximum floor area of 30m² or 30% of the building, whatever is the smaller, on a residential land where the residential use remains the primary use, selling daily convenience goods and fresh produce and prepared and pre-wrapped food, excluding the sale of alcohol beverages and the cooking of food and which shall not provide table games or electronic games.</p> <p>See Clause Error! Reference source not found. of this Land Use Scheme.</p>	
	<p>"SPECIAL CONSENT" – Means the consent of the Local Municipality granted in terms of the provisions of Clause 25.</p>		See "consent use"
SPECIAL USE	<p>SPECIAL USE" – Means land use or a building designed or used for any other than one of the uses defined in this Scheme or mentioned in any definition.</p>	<p>Means land and/or buildings used for any use other than one of the uses for which the buildings defined or mentioned in this Land Use Scheme.</p>	
	<p>"SPORT, PLAYGROUNDS AND RECREATION" – Means any land zoned for use as private or public sport fields, playground and recreation site including any building, structure or facility incidental thereto.</p>		See Public and Private Open Space

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STOREY	<p>“STOREY” – Means the space in the building between one floor level and the next floor level or ceiling or roof above.</p>	<p>Means that portion of a building included between the surface of any floor and the surface of the next floor above, or if there is no floor above the ceiling, provided that:</p> <ul style="list-style-type: none"> (a) A basement does not constitute a storey; (b) A roof, or dome which forms part of a roof, shall not constitute a separate storey unless the space within the roof or dome is designed for, or used for, human occupation, in which case it is counted as a storey; and (c) The maximum height of the ground storey shall not exceed 6,0 meters and every additional 4,0, meters in height or portion thereof, shall be counted as an additional storey. (d) The maximum height of any other storey shall not exceed 4,5 meters and every additional 4,5 meters in height or part thereof shall be counted as an additional storey. (e) The height limitations are indicated in Table 3. 	
STREET	<p>“STREET” – Means the area or part of any street, road, bridge, subway, avenue, lane, sanitary lane, thoroughfare or right-of-way, as shown on the general plan of a township or in respect of which the public has acquired a right-of-way by prescription or otherwise and “ROAD”</p>	<p>Means the area or part of any street, road, bridge, subway, avenue, lane, sanitary lane, thoroughfare or right-of-way, as shown on the general plan of a township or in respect of which the public has acquired a right-of-way by prescription</p>	

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	shall have a corresponding meaning.	or otherwise and “road” shall have a corresponding meaning.	
	<p>“SURROUNDING OWNERS” – Means the registered owners of the properties directly adjacent to the subject property as well as properties abutting any streets to which the subject property has direct access within such a radius, with the subject property as centre point, as determined by the Local Municipality and also such other owners or interested parties as the Local Municipality may specify.</p>		Defined in the By-Laws.
TAVERN	Not defined	Means a part of a dwelling house constructed, designed or adapted for use for social gatherings and for the consumption of liquor on the site and may include the preparation and consumption of food, but shall not include the sale of any of the aforesaid items for consumption off the site, provided that the dominant use shall remain residential for the occupant of the said dwelling and subject to the compliance of health and safety by-laws. See Clause 4.4.6 of this Land Use Scheme.	
	<p>TAXI PARKING AREA” – Means a demarcated part of a parking lot which may be used by minibuses (taxis) aiming to provide a public transport service; the provision of parking places for taxis shall be additional to the parking provided on the property.</p>		See Transport Facility

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	<p>“TAXI RANK” – Means a place usually within the road reserve at which mini buses (taxis) are allowed to wait and/or stop for passengers boarding or alighting, and should be properly identified and demarcated as such.</p>		See Transport Facility
<p>TELECOMMUNICATION MAST</p>	Not defined	<p>Means a structure in the form of a tower and a base station, which is designed for telecommunication purposes, which includes inter alia radio and or microwave technology as may be permitted in terms of the relevant legislation. Telecommunication Masts are regarded as infrastructure and not as a land use. See Clause xx of this Land Use Scheme.</p>	To be discussed
<p>TEMPORARY BUILDING</p>	<p>“TEMPORARY BUILDING” – Means a building designated as such by the owner after consulting with the Local Municipality and which is used, or will be used, for a specified period for a specified purpose.</p>	<p>Means a building designated as such by the owner after consulting with the Municipality and which is used, or will be used, for a specified period for a specified purpose.</p> <p>See Clause Error! Reference source not found. of this Land Use Scheme.</p>	
<p>TEMPORARY CONSENT</p>	<p>“TEMPORARY CONSENT” – Means the temporary consent of the Local Municipality envisaged in accordance with the provisions of Part VI of the scheme.</p>	<p>Means the temporary consent of the Municipality envisaged in accordance with the provisions of Clause Error! Reference source not found. of this Land Use Scheme.</p>	
<p>TOWNSHIP</p>	<p>“TOWNSHIP” – Refers to an urban area for which an approved General Plan has been registered and which has been proclaimed as a Township in terms of the relevant legislation.</p>	<p>Means an urban area for which there is an approved General Plan and which has been proclaimed as a Township in terms of the relevant legislation.</p>	

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TRANSPORT FACILITY	<p>“TRANSPORT USES” – Means the use of land and/or buildings for the operation of a business consisting of the transportation of goods and/or passengers by rail, air, road and pipelines and includes uses such as stations, transportation amenities and facilities, parking, administrative offices and ancillary uses such as warehouses, container parks, workshops as well as residential uses and amenities for personnel, and may further include any uses such as business, shops or offices which are of service and convenience to passengers, as approved by the Local Municipality.</p>	<p>Means land and/or buildings used for the provision of a transport service being a bus depot, termini, metered and minibus taxi rank, intermodal transfer site and associated ancillary and subservient uses.</p>	
	<p>“TOWN HOUSING” – Means a group of detached and / or linked residential units of similar architectural character, each with ground storey, and with the necessary vehicle access areas and open spaces that constitute the complex. The residential units are owned by means of Sectional Title. The communal areas (vehicle access areas and open spaces) concerned are managed by the body corporate of the complex.</p>		<p>See Residential 2 and 3</p>
WAREHOUSE		<p>Means land and/or buildings primarily used for the storage of goods, merchandise or materials pending their sale and distribution.</p>	
WHOLESALE	<p>“WAREHOUSE” – Means a</p>	<p>Means land and/or buildings</p>	

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	building or place used for the storage of goods, merchandise or materials pending their sale and distribution to persons engaged in the retail trade, with limited retail only permitted with the consent of the Local Municipality	primarily used for the bulk distribution of goods to retailers and excludes sales to the general public.	
	“WHOLESALE TRADE” – Means the sale of goods or produces in large quantities to other retailers and excludes sales to the general public.		See Shop
WRITTEN CONSENT	“WRITTEN CONSENT” – Means consent granted by the Local Municipality in terms of Part VI of the scheme.	Consent applied for in writing as set out in Clause Error! Reference source not found. of this Land Use Scheme.	
ZONE	“ZONE” – Means a part of this scheme, as shown on the map, by means of a distinctive notation or edging or other distinctive manner as depicted in Column 2 of Part IV of this scheme, and use zone has the same meaning.	Means a part of this scheme, as shown on the map, by means of a distinctive notation or edging or other distinctive manner in order to identify the permitted use of land as depicted in Column 2 of Table 2 of this Land Use Scheme, and use zone has the same meaning.	
ZONING MAP	“MAP” – Means the scheme map (also marked Map 3) as amended from time to time.	Means an approved map showing the land within the municipal area of jurisdiction and applicable use.	