



Land Use Policy

June 2016

KORO CREEK LAND USE POLICY

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1. BACKGROUND

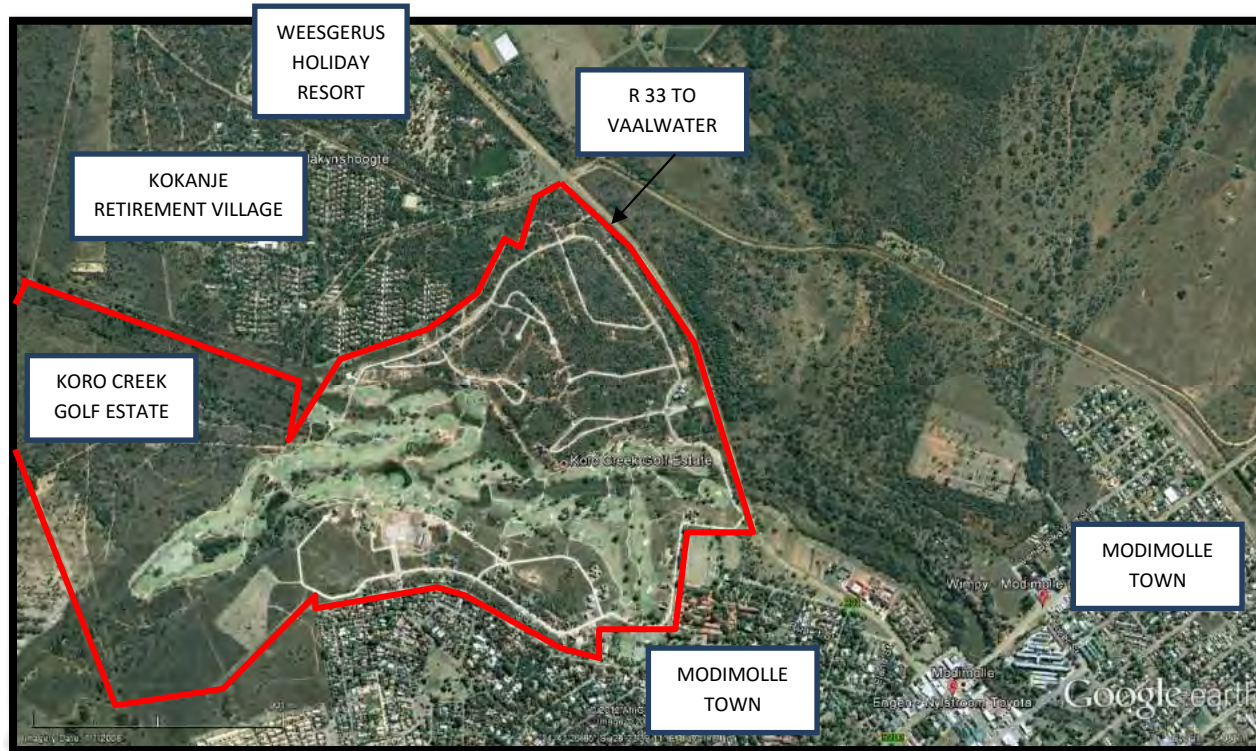


FIGURE 1: KORO CREEK GOLF ESTATE LOCALITY

The need arose within 2015 that the land uses within the Koro Creek Golf Estate should be informed and regulated in terms of an approved Land Use Policy for the specific Estate.

Due to the uniqueness of the Estate it was identified that the Estate should have its own set of land use provisions which would inform any future land use changes with the Estate.

The above was specifically required in order to protect the uniqueness and special development requirements within the Estate as well as to protect the property values and promote harmonious development within the Estate.

The Policy is based on the current land uses – status quo of the land uses in the Estate, the current zonings, the present pressure for development which was historically not foreseen within the Estate, the current illegal land uses in the Estate and the importance that the

Koro Creek Golf Estate should be a sustainable and marketable Golf Estate which will accommodate a diversity of residential types and compatible subservient land uses.

2. PUBLIC PARTICIPATION

The public participation regarding the Land Use Policy will be handled as follows:

The Policy will be presented to the Koro Creek Management and Home Owners Association for comment;

The Policy will be published in a local newspaper and notices of the Policy with the necessary comment period will be placed at strategic localities within the Estate.

All owners will be informed via email of the Policy;

A comment period of 30 days will be allowed;

If comment and / or objections are received these comments and/or objections will be addressed through a process of negotiation;

The final document will there after once again be presented to the Management and the Home Owner's Association.

3. APPROVAL PROCESS

After the public participation process has successfully been finalised, the Land Use Policy will be presented to the Modimolle Local Municipality for approval;

The approval will be published in a local newspaper as well as within the Estate.

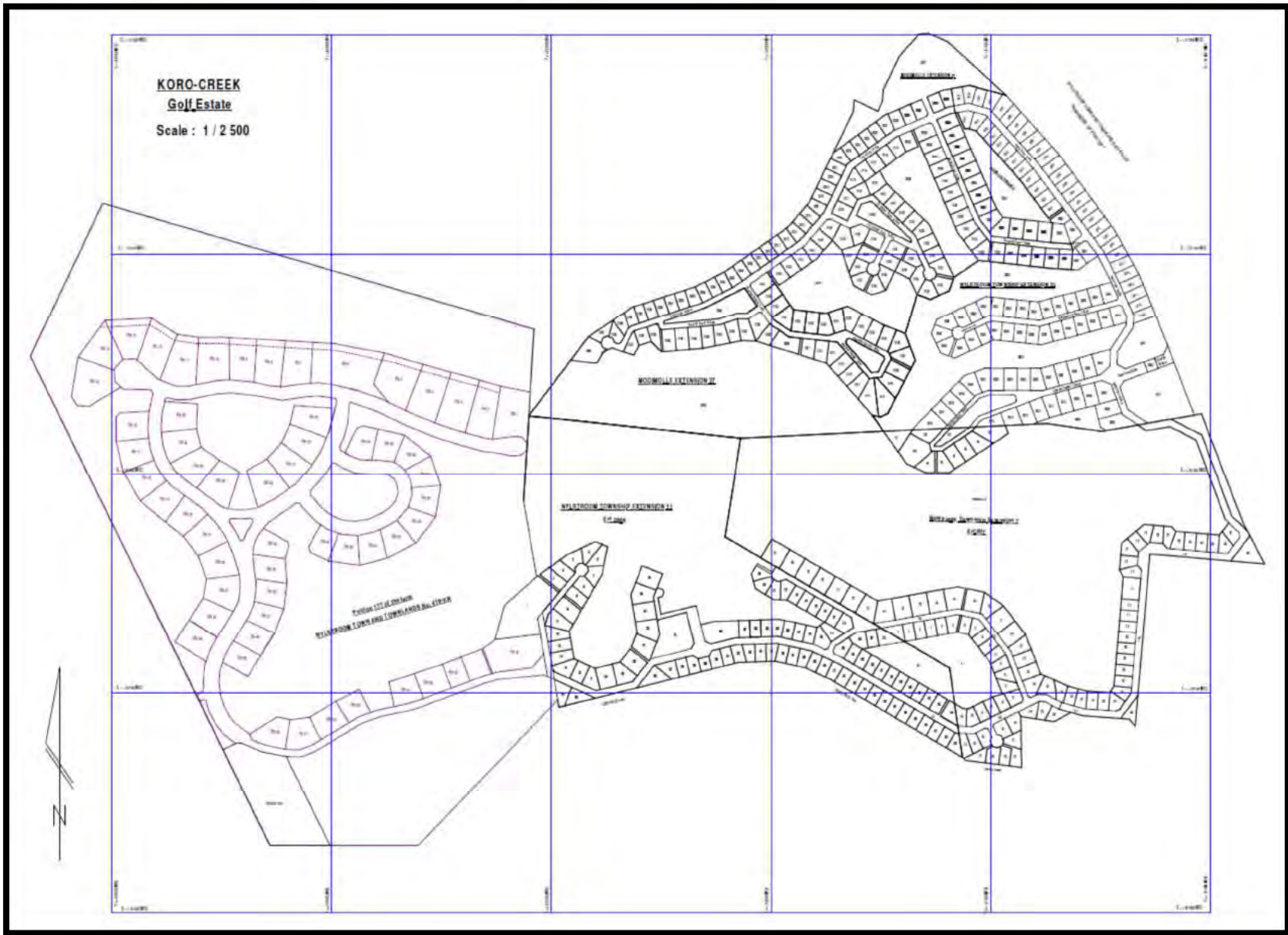


FIGURE 2: KORO CREEK GOLF ESTATE LAY-OUT PLAN

4. DEFINITIONS

“ADDITIONAL DWELLING UNIT” - means a second dwelling unit on the same property provided that the total coverage does not exceed the prescribed coverage.

“AGRICULTURAL USE” – means land used or a building designed or used for the purposes of ploughing, depasturing, horticulture, poultry farming, dairy farming, breeding and keeping of livestock, apiaries, forestry, mushroom and vegetable production, flower production, orchards and any other activity commonly connected with farming or associated therewith, and include the sale of own produced goods. It includes only one main dwelling unit and associated farm settlement.

“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.

“CONFERENCE FACILITY” – means a building designed for use or used as a temporary lecture hall, training facility, conducting of workshops, meetings, conferences, symposiums and related uses, but does not include “Institution” and “Place of Instruction”. The area used for a conference facility may be restricted by the local municipality, and is further subject to the policy of the local municipality as amended from time to time.

“COVERAGE” – means that part of the area of an erf covered by buildings as seen vertically from above, measured from the outer surface of external walls and expressed as a percentage of the area of the erf, but excludes the following:

- (a) structure without a roof or covered by a hail net; and
- (b) roof overhang.

“DWELLING OFFICE” – means an existing dwelling unit that is converted and used as an office, provided that the elevational treatment of the buildings maintain a residential character and appearance complementary to the environment, and is also in accordance with the policy of the local municipality.

“DWELLING UNIT” – means an interconnected suite of rooms which may not include more than one kitchen, designed for occupation and use by a single household, including the usual ancillary outbuildings and domestic employee quarters and which, when connected with another dwelling unit or dwelling units, constitute flats.

“ERF” – means land in an approved township registered in a deeds registry as an erf, lot, plot or stand or as a portion or the remainder of any erf, lot, plot or stand or land indicated as such on the general plan of an approved township, and includes any particular portion of land laid out as a township which is not intended for a public place, whether or not such township has been recognized, approved or established as such in terms of relevant legislation; as well as any portion of land identifiable by means of boundaries or beacons within farm settlements.

"EXISTING USE" – means the otherwise legal use of land and/or buildings exercised on or before the determined date and which use is, after the determined date contradictory to the provisions of this scheme.

"GROUP HOUSING" - means a group of detached and / or attached dwelling units on a stand or stands that form an integrated, harmonious and architectural unit and include concepts like group housing, townhouses, simplexes, duplexes and all such development, "Residential Building" or "Flat".

"GUEST HOUSE" – means a household enterprise which, with the special consent of the local municipality, can be conducted from rooms, or a dwelling unit without a kitchen of its own and which forms part of a permanently occupied dwelling unit, used for the accommodation of not more than six visitors on a temporary basis.

"HOUSEHOLD" – means a group of persons regarded as a domestic unit in terms of legislation or common law or customary law.

"HOUSEHOLD ENTERPRISE" – means a small scale enterprise which is used by the occupant for the conduct of a practice or occupation with the aim of deriving income there from and which is practiced by a maximum of three (3) persons, of which at least one is a full time resident of the property, from a dwelling unit in such a way that the residential character and primary use of the dwelling unit and environment shall not, in the opinion of the local municipality, be in any way harmed or changed. No retail trade is permitted from the property. The activities not permitted in a dwelling unit (place) are listed in **Schedule 4** to this Scheme. Additional activities may be added by the local municipality from time to time.

"OCCUPANT" – means any person occupying a building, structure or land or who is legally entitled so to occupy and any person charged with the control and management thereof; or to whose care it was committed, in the absence of such person from the area or when his whereabouts is unknown, his agent.

"OFFICE" – means a building or part thereof, designed or used for administrative, professional and related purposes, including a bank, insurance company, building society, medical consulting rooms and related offices or rooms.

"OUTBUILDING" – means a building other than the main 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.

"OVERNIGHT ACCOMMODATION" – means a residential unit or rooms with or without a kitchen, used for provision of temporary accommodation to persons.

“OWNER” – means in relation to a building or land:

- a registered owner; or
- a lessee in terms of a long term lease registered in the Deeds Office; or
- a person charged with the administration of the estate of any person mentioned in (a) and (b) above, whether in the capacity of executor, administrator, trustee, guardian or any other capacity whatsoever; or
- the duly authorized person of such owner as contemplated in (a) and (c) above: Provided that, for the purposes of any application envisaged in terms of Clauses 23, 24, 25, 26 and 27, a lessee contemplated in Clause 8.73 (b) supra, shall not be deemed to be the owner of a building or land; or
- de fact occupant but not for purposes of lodging an application in terms of provisions of this scheme; or
- 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.

“PRIVATE OPEN SPACE” – means private land zoned for open space or for a sport field, play field or rest and recreation ground or as an ornamental or pleasure garden to which the general public does not have a right of admission, except by consent.

“RESORT” – means a place frequented by people for relaxation or recreation - for a specified purpose or quality (i.e. health, holiday, mountain resort). Specialized resorts (i.e. youth camps, church, cultural). Picnic resorts, holiday towns and hotels/motels, rest camps, camping. [Nature, water, historically (i.e. mining towns, trading posts, trek routes, old bridges) orientated].

“RESTAURANT” - means a building or part of a building used for the preparation and sale of meals and refreshments, confectionery for consumption on the erf of the property and includes entertainment subsidiary to the main use and can include a place of refreshment, as well as a drive-through restaurant.

“RETIREMENT VILLAGE” – means and includes dwelling units and community facilities including a dining hall, sickbay, sport and recreational facilities or such other facilities as approved by the local municipality for occupation and use by elderly persons.

“SPECIAL CONSENT” – means the special consent of the local municipality contemplated in terms of the provisions of Clause 23.

“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.

“WRITTEN CONSENT” – means the written consent of the local municipality, envisaged in terms of the provisions of Clause 24 of the scheme.

5. ZONINGS AND LAND USES ACCORDING TO THE MODIMOLLE LAND USE MANAGEMENT SCHEME 2004

RESIDENTIAL 1

ZONING	RESIDENTIAL 1
LAND USE	<u>Primary rights</u> 1 Dwelling unit <u>Uses permitted only with the Special Consent of the Local Municipality</u> One additional dwelling unit; Dwelling Office, Guest House, Institution, Mobile dwelling unit, Place of instruction, Place of public worship, Residential building, Shebeen, Social hall, Tea Garden <u>Uses permitted only with the written consent of the Local Municipality</u> Household enterprise Spaza/ Kiosk
MAXIMUM COVERAGE	Existing rights – 50% Relaxation in terms of Clause 24 – 70%
MAXIMUM FSR	Existing rights – 1, 0 Relaxation in terms of Clause 23 - 1, 2

RESIDENTIAL 2

ZONING	RESIDENTIAL 2
LAND USE	<u>Primary rights</u> Dwelling Units, Group Housing <u>Secondary rights with Special Consent</u> Conference Facility, Place of Instruction, Household Enterprise, Institution, Place of Public Worship, Social Hall, Shebeen <u>Secondary rights with Written Consent</u> Residential Building, Retirement Village, Spaza / Kiosk
MAXIMUM COVERAGE	60% With Consent – 70%
MAXIMUM FSR	1, 2 With Consent 1, 4
DENSITY FOR RESIDENTIAL	Up to 44 dwelling units per hectare

RESIDENTIAL 3

ZONING
LAND USE

RESIDENTIAL 3

Primary rights

Dwelling Units, Group Housing, Flats, Retirement Village, Residential Building

Secondary rights with Special Consent

Conference Facility, Hotel, Place of Instruction, Household Enterprise, Institution, Place of Public Worship, Social Hall

Secondary rights with Written Consent

Spaza / Kiosk

MAXIMUM COVERAGE

60%

With Consent – 80%

MAXIMUM FSR

1, 8

With Consent > 1, 8

DENSITY FOR RESIDENTIAL

44 dwelling units per hectare

With Consent 64 dwelling units per hectare

SPECIAL FOR CORPORATE UNITS

Corporate unit

A corporate lodge means a building with its own recreation area, conference area and where rooms are available for accommodation and/or renting to guests ASSOCIATED WITH THE Corporate Use. It may also include dining facilities for the exclusive use of the guests.

A maximum of 10 rooms would be allowed (20 people)

AGRICULTURE

ZONING
LAND USE

AGRICULTURAL

Primary rights

Dwelling unit, Agricultural uses, Farm settlement, Nature Conservation Area

Uses permitted only with the Special Consent of the Local Municipality

Guest House, Institution, Kennels, Nursery, Place of Instruction, Place of Public Worship, Recreation, Tea Garden, Farm Stall, Cellular Mast

Uses permitted only with the written consent of the Local Municipality

Additional dwelling unit, Household enterprise

PRIVATE OPEN SPACE

– Means private land zoned for open space or for a sport field, play field or rest and recreation ground or as an ornamental or pleasure garden to which the general public does not have a right of admission, except by consent.

DWELLING HOUSE OFFICE

– means an existing dwelling unit that is converted and used as an office, provided that the elevational treatment of the buildings maintain a residential character and appearance complementary to the environment, and is also in accordance with the policy of the local municipality.

GUEST HOUSE

– means a household enterprise which, with the special consent of the local municipality, can be conducted from rooms, or a dwelling unit without a kitchen of its own and which forms part of a permanently occupied dwelling unit, used for the accommodation of not more than six visitors on a temporary basis.

HOME ENTERPRISE

– means a small scale enterprise which is used by the occupant for the conduct of a practice or occupation with the aim of deriving income there from and which is practiced by a maximum of three (3) persons, of which at least one is a full time resident of the property, from a dwelling unit in such a way that the residential character and primary use of the dwelling unit and environment shall not, in the opinion of the local municipality, be in any way harmed or changed. No retail trade is permitted from the property. The activities not permitted in a dwelling unit (place) are listed in **Schedule 4** to this Scheme. Additional activities may be added by the local municipality from time to time.

6. STATUS QUO – CURRENT LAND USES

Vacant erven		
Nylstroom Extension 7	Erf 907	Portions 6,9, 12, 18, 23, 27, 29032, 38, 40, 44-45, 48 – 51,53, 55, 56, 58, 62, 63-64, 66, 67, 69 – 71, 92, 95 – 100
Nylstroom Extension 11	Erf 2964	Portions 3, 4, 7-24, 27, 28, 30 – 33, 34-36, 37, 43 – 45, 50, 76-79, 82, 84 – 88
Nylstroom Extension 23	Erven 2975-3002, 3005, 3007-3012, 3015-3017, 3020-3039, 3041-3043, 3045-3062	
Nylstroom Extension 27	Erven 3097, 3012, 3014-3115, 3117-3124, 3127-3131, 3134-3153, 3156-3162, 3166-3171, 3174-3175, 3191, 3194-3195, 3197-3208, 3214-3230.	
Erf with dwelling house		
Nylstroom Extension 7	Erf 907	Portions 4, 5, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 39, 41, 42, 43, 46, 47, 52, 55, 57, 59, 60, 61, 62, 66, 68, 75, 80, 81, 83, 111, 106
Nylstroom Extension 11	Erf 2964	Portions 1, 2, 5, 6, 19, 20, 22, 24, 25, 26, 29, 33, 34, 35, 36, 38, 39, 49, 41, 42, 46, 47, 48, 49, 51, 83, 84, 85, 86, 87, 92
Nylstroom Extension 23	Erven 3013, 3018, 3019 - 3040,3044, 3063, 3064, 3067	
Nylstroom Extension 27	Erven 3084 – 3093, 3096, 3116, 3125, 3126, 3132, 3133, 3154, 3155, 3163, 3165, 3172, 3173, 3176, 3177, 3197, 3211, 3217, 3232, 3233, 3838, 3892	
Private Open Space		
Nylstroom Extension 7	Erf 907	Portions 3, 91, 101
Nylstroom Extension 11	Erf 2964	Portions 94
Nylstroom Extension 23	Erf 3078	
Nylstroom Extension 27	Erven 3234, 3236, 3238, 3239, 3243	
Golf Course		
Nylstroom Extension 7	Erf 907	Portion 2
Nylstroom Extension 11	Erf 2964	Remainder
Nylstroom Extension 23	Erf 3080	
Nylstroom Extension 27	Erf 3242	

Office Uses		
Nylstroom Extension 7		
Nylstroom Extension 11	Erf 2964	Portion 25
Nylstroom Extension 23		
Nylstroom Extension 27		
Access Control		
Nylstroom Extension 7	Erf 907	Portion 88
Nylstroom Extension 11	Erf 2964	Portion 98
Nylstroom Extension 23	Erf 3081	
Nylstroom Extension 27		
Medium Density Development		
Nylstroom Extension 7		
Nylstroom Extension 11	Erf 2964	Portion 99
Nylstroom Extension 23	Erf 3003	
Nylstroom Extension 27		
Medium Density Vacant		
Nylstroom Extension 7		
Nylstroom Extension 11		
Nylstroom Extension 23	Erf 3004	
Nylstroom Extension 27		
Equestrian Centre		
Portion 203 a portion of portion 177 of the Farm Nylstroom Town & Townlands 419 KR		
Agricultural Portions Vacant		
Portions 1 to 57 (portions of Portion 177) of the Farm Nylstroom Town & Townlands 419 KR		
Guest Houses – legal & illegal		
Nylstroom Extension 7	Erf 907	Portions 21, 26, 28, 37
Nylstroom Extension 11		
Nylstroom Extension 23	Erf 3014	
Nylstroom Extension 27		
Medical Rehabilitation Centre		
Nylstroom Extension 7		
Nylstroom Extension 11		
Nylstroom Extension 23	Erf 3006	
Nylstroom Extension 27		
Future Development - Vacant		
Remainder of Portion 177 of the Farm Nylstroom Town & Townlands		

Illegal Land Uses		
Nylstroom Extension 7	907	Portion 21, 28, 37 – Guest Houses
Nylstroom Extension 11		
Nylstroom Extension 23	Erf 3006 Medical Rehabilitation Centre Erf 3014 Guest House & Restaurant	
Nylstroom Extension 27		

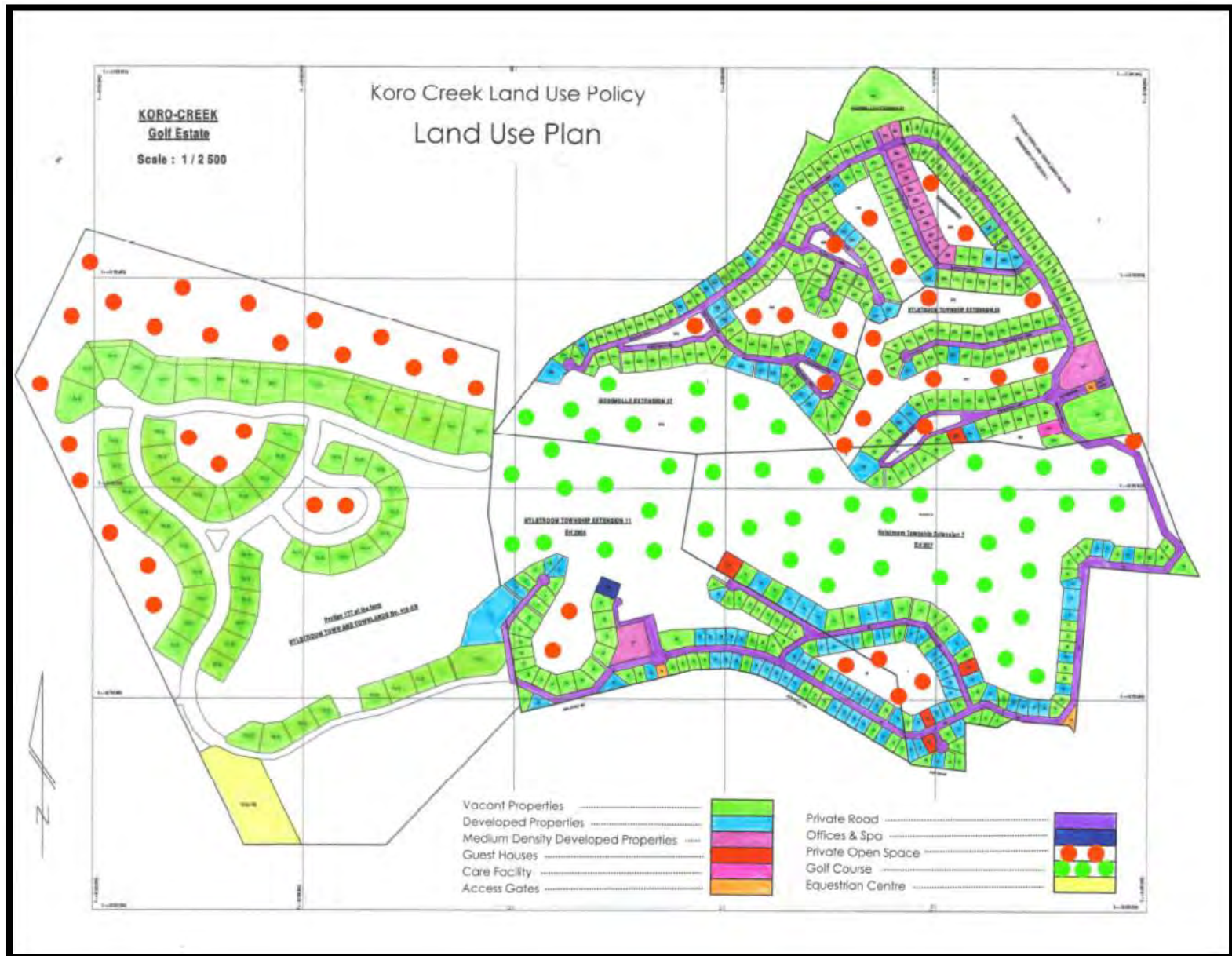


FIGURE 3: KORO CREEK GOLF ESTATE LAND USE PLAN

7. CURRENT ZONINGS

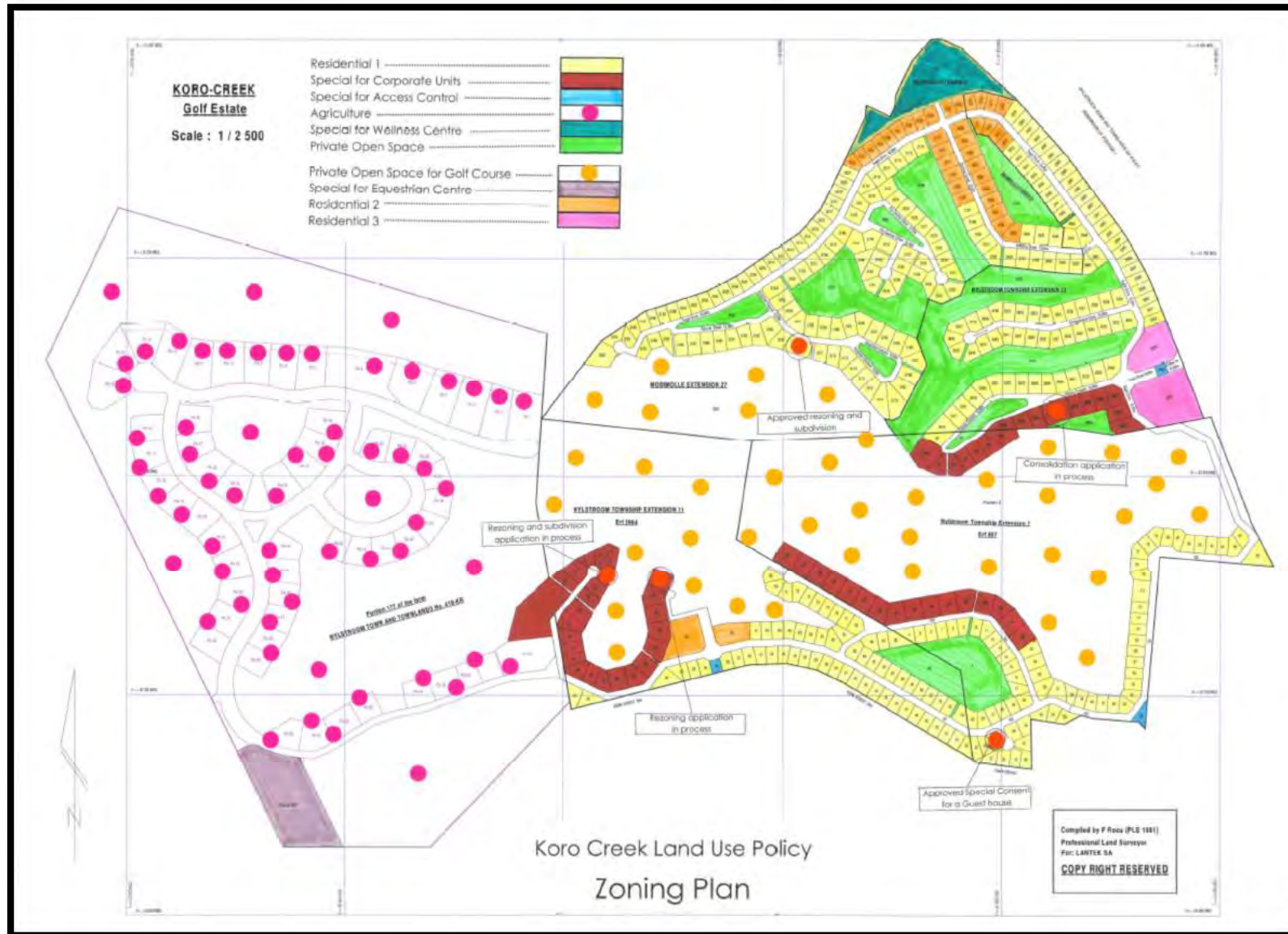


FIGURE 4: KORO CREEK GOLF ESTATE ZONING PLAN

8. SPATIAL FRAMEWORK

Development Areas:

- 1- Golf Course
- 2- Upper Single Residential
- 3- Lower Single Residential
- 4- Bush Properties
- 5- Low to Medium Density Residential
- 6- Eastern Medium to High Density Residential
- 7- Upper Corporate
- 8- Lower Corporate
- 9- Western Corporate
- 10- Club House Mixed Use Development
- 11- Mixed Use Residential / Accommodation
- 12- Future Development
- 13- Equestrian Centre
- 14- Future Development Residential / Accommodation/ Mixed Use

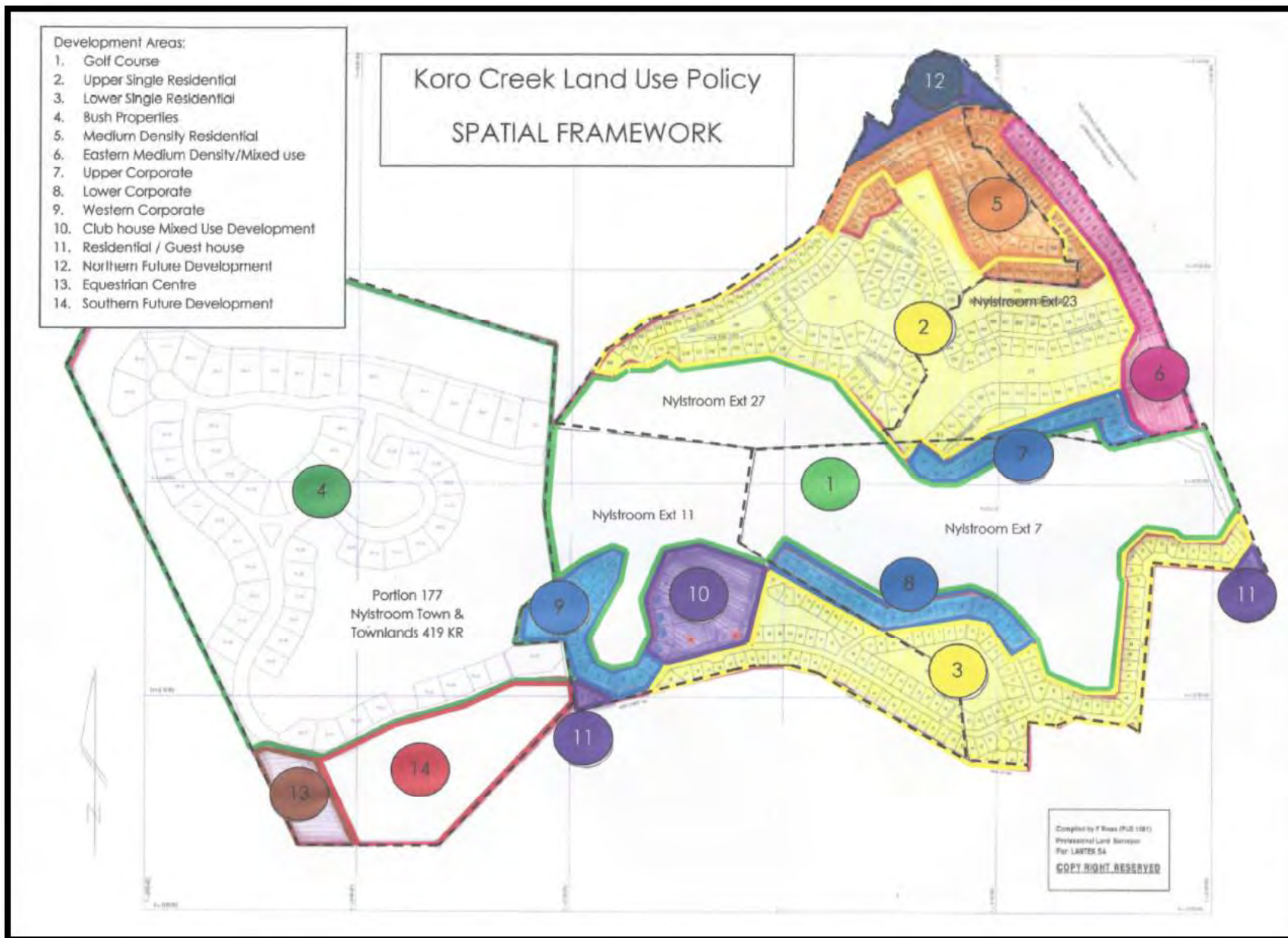


FIGURE 5: KORO CREEK GOLF ESTATE SPATIAL FRAMEWORK

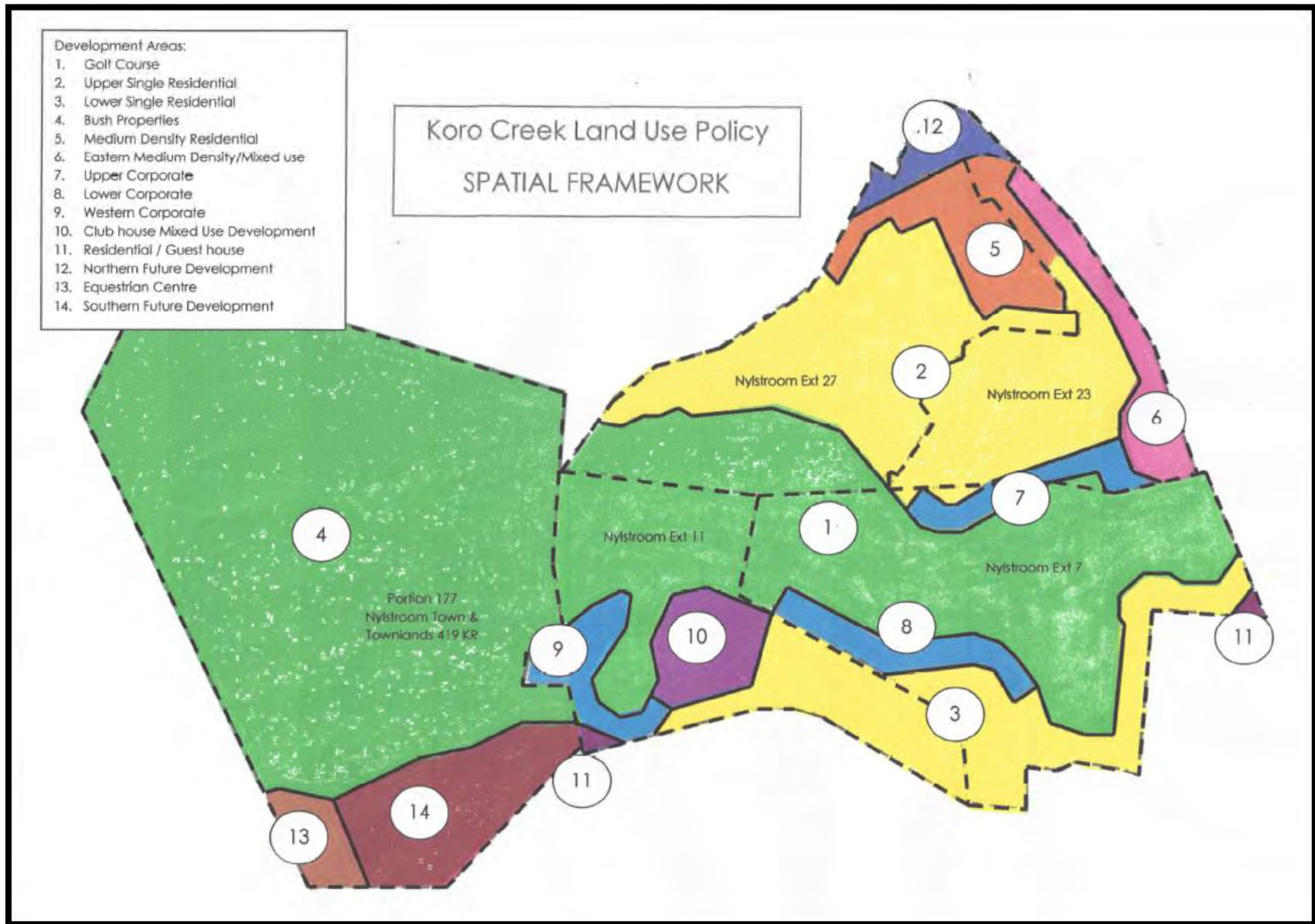
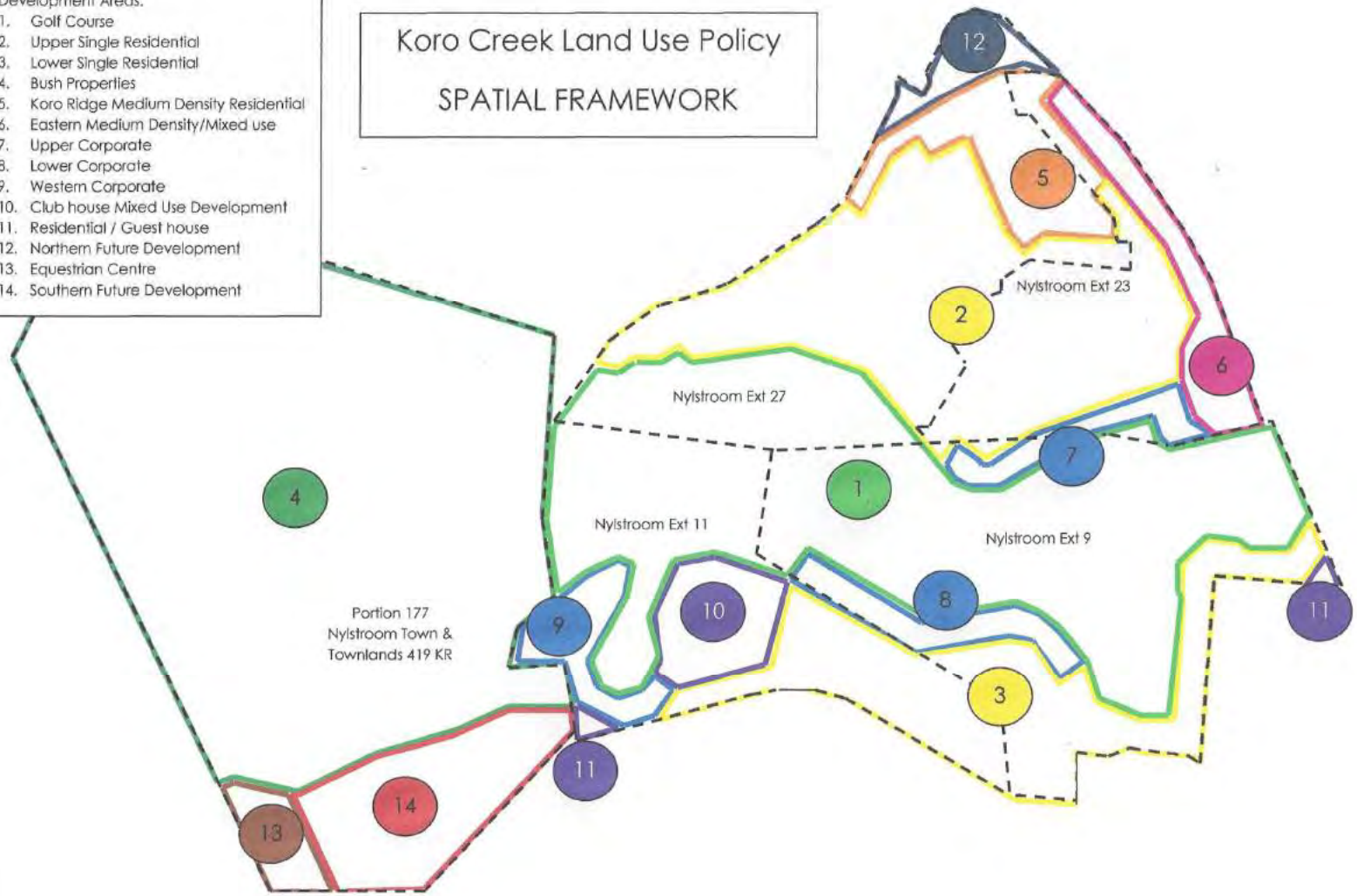


FIGURE 6: KORO CREEK GOLF ESTATE SPATIAL FRAMEWORK

Koro Creek Land Use Policy SPATIAL FRAMEWORK

- Development Areas:
1. Golf Course
 2. Upper Single Residential
 3. Lower Single Residential
 4. Bush Properties
 5. Koro Ridge Medium Density Residential
 6. Eastern Medium Density/Mixed use
 7. Upper Corporate
 8. Lower Corporate
 9. Western Corporate
 10. Club house Mixed Use Development
 11. Residential / Guest house
 12. Northern Future Development
 13. Equestrian Centre
 14. Southern Future Development



9. LAND USE POLICY

9.1 **Basic Conditions**

- Erven may be consolidated- all development areas.
- In the event where two erven were previously consolidated and only one dwelling house built on the property, the property may be subdivided into two portions only if the minimum property size after subdivision will be 800 sq meters or more.
- In the event where two erven were previously consolidated and only one dwelling house built on the property, an application may be submitted for a Special Consent Use to construct a second dwelling unit on the property. In this case the property may not be subdivided.
- DA 2 & 3 - The "Residential " zoning specifies a density of one dwelling per erf – therefore no consent use applications for second dwelling house / units will be allowed.
- Corporate erven (DA 7, 8 & 9) may not be used for guest houses or any other form of accommodation for profit.
- All DA's - Properties / rooms may not be rented on a short term basis to guests or golf players.
- All DA's - All erven may apply for a "home enterprise" but only by way of a written consent use application.
- DA 6 - The density of erven 3004 and 3005 may not be increased.
- The public open space may only be used for the purposes intended in the Scheme and for no other purpose.
- DA 5 - The medium density properties will be restricted to a maximum density of one dwelling house per 400 sq meters – 25 units per hectare.
- DA 5 - Within the DA 5 area two dwelling house offices will be allowed which will be subservient to the development.
- DA 4 - The agricultural portions of Modimolle Extension 27 may only be used for rural residential purposes and no property may be subdivided.
- DA 6 & 10 - The medium density development area adjacent to the R33 may be developed at a maximum density of 30 units per hectare and/or may be used for another land use subservient to the primary land use of residential purposes for parking of caravans and/or trailers.
- DA 11 - The two mixed use areas may be used for low to medium density residential development and / or accommodation such as guest houses.
- Any existing or future land use which is not in accordance with the zoning of the property much be approved by way of a rezoning or special consent use application.

9.2 Density

- DA 2 & 3 - The density of "Residential 1" erven will be one dwelling house per erf.
- In the event where two erven were previously consolidated and only one dwelling house built on the property, the property may be subdivided into two portions only if the minimum property size after subdivision will be 800 sq meters or more.
- In the event where two erven were previously consolidated and only one dwelling house built on the property, an application may be submitted for a Special Consent Use to construct a second dwelling unit on the property. In this case the property may not be subdivided.
- DA 7, 8 & 9 - The density of "Special" for Corporate erven will be one dwelling house per erf – with the following specific conditions:

Corporate unit

A corporate lodge means a building with its own recreation area, conference area and where rooms are available for accommodation and/or renting to guests associated with the Corporate Use. It may also include dining facilities for the exclusive use of the guests.

A maximum of 10 rooms would be allowed (20 people)

- DA 4 - The Bush properties will have a density of one dwelling house per portion.
- DA 5 - The erven will have a density of one dwelling house per 400 sq meters (25 units per ha). All erven included in the development which do not have this density at present, may in future apply for it by way of rezoning.
- DA 6 & 10 - The medium to high density erven adjacent to the Vaalwater Road and Erf 99/2964 will be eligible for a density of up to 30 units per hectare which will for one unit per 334 sq meters.
- DA 6 - The density of erven 3003 and 3004 may not be further increased. Currently the density on these erven are 35 units on Erf 3003 and 64 units on erf 3004.

9.3 Subdivisions

- DA 4 - The Bush Properties may not be subdivided.
- DA 14 - No other properties within the Estate may be subdivided, excluding the proposed Future Development area.
- DA 5, 6 & 10 - The Medium density areas may not be subdivided. The higher densities will be handled by way of rezoning only.

9.4 Consolidations

- All DA's - All erven may be consolidated.

9.5 Illegal Land Uses

- Illegal land uses will not be allowed.
- Any land use which does not conform to the relevant legislation, Municipal regulations and By-laws, the Modimolle Land Use Management Scheme 2004 and the Koro Creek Land Use Policy will be liable for municipal penalties.
- Illegal land uses will also be subject to the rules and regulations of the Koro Creek Home Owners Association and the Aesthetic rules.

9.6 Land Use Changes

- Land use changes may be applied for if it conforms to the Koro Creek Land Use Policy and it is in line with the Modimolle Land Use Management Scheme 2004 and all other relevant legislation and regulations.
- All applications for land use changes must be accompanied by a Letter of Support from the Koro Creek HoA.
- Land use changes which will be accepted will be:
 - DA 5, 6 & 10 - Rezoning of Medium density erven;
 - Consolidation of residential and corporate erven;
 - DA 11 - Special Consent use applications on specified erven for guest houses and dwelling house offices.
 - DA 6 & 10 - Rezoning / consent use applications on the Medium to High Density erven for dwelling house offices.
 - DA 5 - Land use applications within the DA 5 development which are complimentary and subservient to the main / primary land use may be allowed only with the support / approval of the HoA.

9.7 Building Lines

- All building lines will be in accordance with the Modimolle Land Use Management Scheme 2004 and approved building plans.
- Building line relaxation applications may be allowed only with the support / approval of the HoA.

10. DEVELOPMENT AREAS:

Development Area 1: Golf Course

Golf course and related land uses such as the club house and garages for golf carts.

Development Area 2: Upper Single Residential

Single residential erven with a density of one dwelling house per erf. Erven may be consolidated. Application may be made for a household enterprise. Erven may not be subdivided. Existing guest house may apply for special consent if not legal.

Development Area 3: Lower Single Residential

Single residential erven with a density of one dwelling house per erf. Erven may be consolidated. Application may be made for a household enterprise. Erven may not be subdivided. Existing guest houses may apply for special consent if not yet legal.

Development Area 4: Bush Properties

Single residential farm portions with a density of one dwelling house per portion. Properties may be consolidated. Application may be made for a household enterprise. Properties may not be subdivided. Application may be made for a guest house by way of a Special Consent Use.

Development Area 5: Low to Medium Density Residential

The erven will have a density of one dwelling house per 400 sq meters (25 units per ha). All erven included in the development which do not have this density at present, may in future apply for it by way of rezoning. Properties may be consolidated. Properties may not be subdivided. Land use applications within the development which are complimentary and subservient to the main / primary land use may be allowed only with the support / approval of the HoA and only for two dwelling house offices.

Development Area 6: Eastern Medium Density Residential

The medium density development area adjacent to the R33 may be developed at a maximum density of 30 units per hectare and/or may be used for another land use subservient to the primary land use of residential purposes for parking of caravans and/or trailers.

Development Area 7: Upper Corporate

The density of "Special" for Corporate erven will be one dwelling house per erf – with the following specific conditions:

Corporate unit

A corporate lodge means a building with its own recreation area, conference area and where rooms are available for accommodation and/or renting to guests associated with the Corporate Use. It may also include dining facilities for the exclusive use of the guests.

A maximum of 10 rooms would be allowed (20 people)

Erven may be consolidated. Application may be made for a household enterprise. Erven may not be subdivided. Existing guest houses may apply for special consent if not yet legal.

Development Area 8: Lower Corporate

The density of "Special" for Corporate erven will be one dwelling house per erf – with the following specific conditions:

Corporate unit

A corporate lodge means a building with its own recreation area, conference area and where rooms are available for accommodation and/or renting to guests associated with the Corporate Use. It may also include dining facilities for the exclusive use of the guests.

A maximum of 10 rooms would be allowed (20 people)

Erven may be consolidated. Application may be made for a household enterprise. Erven may not be subdivided. Existing guest houses may apply for special consent if not yet legal.

Development Area 9: Western Corporate

The density of "Special" for Corporate erven will be one dwelling house per erf – with the following specific conditions:

Corporate unit

A corporate lodge means a building with its own recreation area, conference area and where rooms are available for accommodation and/or renting to guests associated with the Corporate Use. It may also include dining facilities for the exclusive use of the guests.

A maximum of 10 rooms would be allowed (20 people)

Erven may be consolidated. Application may be made for a household enterprise. Erven may not be subdivided. Existing guest houses may apply for special consent if not yet legal.

Development Area 10: Club House Mixed Use Development

Area may be used for the clubhouse, restaurant, conference facility, administrative offices and other subservient land uses complimentary to a club house, as well as recreational facilities, such as tennis courts etc. Also included in this development will be the spa and offices uses on erf 25/2964 and the medium density development on erf 99/2964.

Development Area 11: Mixed Use Residential / Accommodation

Single residential erven with a density of one dwelling house per erf. Erven may be consolidated. Application may be made for a household enterprise. Erven may not be subdivided. Application may be made for a guest house.

Development Area 12: Future Development

Development Area 13: Equestrian Centre

"Special" for stabling facilities for horses, a residential dwelling, clubhouse, indoor arena and such other subservient land uses as may be permitted by the Modimolle Local Municipality with a special consent.

Development Area 14: Future Development Residential / Accommodation/ Mixed Use

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RECOURCES:

SPATIAL PLANNING & LAND USE MANAGEMENT ACT 2013
TOWNPLANNING & TOWNSHIPS ORDINANCE, 15 OF 1986
MODIMOLLE LAND USE MANAGEMENT SCHEME 2004
GOOGLE EARTH
LANTEK PROFESSIONAL LAND SURVEYORS

SCHEDULE 4 – MODIMOLLE LAND USE MANAGEMENT SCHEME 2004

SCHEDULE 4
ACTIVITIES NOT PERMITTED IN A DWELLING-PLACE
<p>The following activities are not permitted in terms of a written consent in any dwelling-place:</p> <p>(1) A funeral undertaking; a visitors' information bureau; a building society agency; a bank agency; kennels; an escort agency; a tow-in service; an institution; a motor workshop; a car wash; a place of instruction for more than 10 persons; a panel-beater; a parcel delivery service; a radio control/telephone exchange; a travel agency; a shooting range; a blasting contractor; a butcher; a spray-painter; a taxi business; a pet salon; a fish-fryer; hiring and selling of vehicles and/or trailers; a place of amusement; manufacturing of concrete products; a packaging contractor; a place of refreshment; a transport undertaking; hairdressers with more than one hairdresser; beauticians with more than one beautician; slimming clinics; fire fighting business; security company and vehicle tracing agents; brokers with more than 3 personnel; a builder's yard and/or storage of building equipment.</p>