

# TABLE OF CONTENTS

<b>PART I – GENERAL .....</b>	<b>1</b>
1. RESPONSIBLE AUTHORITY .....	1
2. AUTHORITY OF LAND-USE SCHEME .....	1
3. CONTENTS OF THE LAND-USE SCHEME .....	1
3.1 SCHEME CLAUSES .....	1
3.2 THE MAP .....	1
4. TITLE OF LAND-USE SCHEME .....	1
5. AREA OF THE LAND-USE SCHEME .....	1
5.1 AREA .....	1
5.2 ADMINISTRATION OF LAND-USE SCHEME IN AREA .....	1
6. SUBSTITUTION .....	3
7. CONFLICT BETWEEN PROVISIONS OF THIS LAND-USE SCHEME, CONDITIONS OF TITLE AND LEGISLATION .....	3
<b>PART II-DEFINITIONS.....</b>	<b>4</b>
8. DEFINITIONS.....	4
8.1 STATUTORY RELATED DEFINITIONS.....	4
8.2 GENERAL DEFINITIONS.....	5
<b>PART III – GENERAL CONDITIONS APPLICABLE TO ALL PROPERTIES ..</b>	<b>22</b>
9. CONDITIONS APPLICABLE TO ALL PROPERTIES.....	22
9.1 USE OF ALL LAND.....	22
9.2 EXCAVATIONS (EXCLUDING USE ZONE 21 & 22) AND BOREHOLES .....	22
9.3 PROTECTION OF LAND AND THE ENVIRONMENT .....	22
9.4 HANDLING AND DRAINAGE OF STORMWATER.....	22
9.5 PLACING AND DEVELOPMENT OF BUILDINGS.....	23
9.6 BUILDING LINES, BUILDING RESTRICTION AREAS AND LINES OF NO ACCESS.....	23
9.7 SCREEN WALLS AND FENCES .....	24
9.8 MAINTENANCE OF BUILDINGS, GARDENS AND SITES.....	24
9.9 EXEMPTION OF EXISTING BUILDINGS .....	24
9.10 BUILDINGS USED FOR MORE THAN ONE PURPOSE .....	25
<b>PART IV – INTERPRETATION OF USE ZONES AND USE OF LAND AND BUILDINGS.....</b>	<b>26</b>
10. STRUCTURES WHICH MAY BE ERECTED IN ANY USE ZONE.....	26
10.1 ERECTION AND USE OF BUILDINGS OR USE OF LAND.....	26
<b>LAND-USE TABLE: POLOKWANE LAND USE SCHEME (2011) - USE ZONES - USE OF LAND OR USE OF BUILDINGS .....</b>	<b>27</b>
<b>PART V – SPECIFIC CONDITIONS AND DEVELOPMENT CRITERIA APPLICABLE TO USE ZONES .....</b>	<b>34</b>
11. CONDITIONS APPLICABLE TO ERVEN ZONED RESIDENTIAL 2 AND RESIDENTIAL 3 .....	34
12. CONDITIONS APPLICABLE TO PUBLIC GARAGE AND FILLING STATION ERVEN .....	34
13. DENSITIES, SUBDIVISION AND OCCUPATION .....	35
14. HEIGHT OF BUILDINGS.....	36
15. COVERAGE OF BUILDINGS .....	36
16. FLOOR AREA RATIOS.....	37
17. SITE DEVELOPMENT PLANS.....	37
18. PARKING AND LOADING ZONES.....	37
19. USE OF ANNEXURES / SCHEDULE 4 NOTATIONS .....	38

**PART VI – SPECIAL, WRITTEN AND TEMPORARY CONSENT OF THE LOCAL MUNICIPALITY ..... 41**

- 20. CRITERIA FOR THE CONSIDERATION OF APPLICATIONS..... 41
- 21. SPECIAL CONSENT OF THE LOCAL MUNICIPALITY ..... 41
- 22. WRITTEN CONSENT OF THE LOCAL MUNICIPALITY ..... 44
- 23. TEMPORARY CONSENT OF THE LOCAL MUNICIPALITY ..... 45
- 24. CONSENT FOR THE PRACTICE OF A HOUSEHOLD ENTERPRISE..... 46
- 25. CONSENT FOR SPECIFIC PURPOSES..... 47
- 26. CONVERSION RIGHTS..... 47
- 27. REGISTER OF SPECIAL AND WRITTEN CONSENT APPROVALS AND RELEVANT CONDITIONS..... 48

**PART VII – APPLICATION OF THE SCHEME AND POWERS OF THE LOCAL MUNICIPALITY ..... 49**

- 28. BINDING FORCE OF CONDITIONS..... 49
- 29. ENTRY UPON AND INSPECTION OF PROPERTIES..... 49
- 30. SERVING OF NOTICES..... 49
- 31. POWERS OF LOCAL MUNICIPALITY IN CASE OF CONTRAVENTION OF LAND-USE SCHEME ..... 50

**SCHEDULES ..... 52**

- SCHEDULE 1 ..... 52
- SCHEDULE 2..... 54
- SCHEDULE 3..... 54
- SCHEDULE 4..... 56

POLOKWANE

LAND-USE SCHEME 2017

FOR

MANKWENG/SEBAYENG/AGANANG AND RURAL AREAS

