WATERVAL

PRECINCT PLAN

JANUARY 2011
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WATERVAL PRECINCT PLAN

CHAPTER 1: INTRODUCTION

1.1 BACKGROUND

During May 2010 the Midvaal Local Municipality commissioned a project to compile a municipal Spatial Development Framework for the entire Midvaal area of jurisdiction. Supplementary to this process the project also comprised the formulation of three Regional Spatial Frameworks (for the Eastern, Central and Western Regions); three Precinct Plans (for the Meyerton CBD, Tedderfield and Waterval Node respectively); as well as four policy frameworks which included the following:

- An Agricultural Development Policy;
- An Accommodation Policy, specifically looking at accommodation in the rural parts of the municipal area;
- A Nodal Development Policy;
- A Densification Policy for the municipal area.

This study entails the formulation/compilation of the Waterval Precinct Plan.

1.2 OBJECTIVES

The objective of this exercise is to compile a Precinct Plan for the Waterval area/precinct which:

- critically assesses current development trends and pressures in the area, and
- provides guidelines for the future spatial structure and land uses to be allowed in the precinct.

The intension is that the plan be compiled in close liaison with the local community and that it be based on development trends, but also on the availability of engineering services and facilities available without negatively impacting on the rural character of the local and surrounding regional environment.
CHAPTER 2: SITUATIONAL ANALYSIS

2.1 LOCATION

Figure 1 depicts the regional context of the Waterval Precinct as defined for this study. It represents the area within and around the Midvaal Urban Development Boundary at the most northern end of the R59 Corridor. As secondary study area the study also includes the Nampak area and adjacent rural part of the Ekurhuleni Metropolitan Municipality, as well as the areas immediately adjacent to the east of Waterval which comprising the Rietspruit and Gardenvale Agricultural Holdings which are located in the Midvaal area of jurisdiction.

2.2 Spatial Structure and Development Trends

The Klip River and the Natal Spruit represent two major structuring/formgiving elements in the study area as these converge at a point in the southern parts of the Waterval Node (refer to Figure 1). The most prominent transportation infrastructure present in the area include the R59 freeway which bisects the area from north to south, the old Alberton-Vereeniging road (route K89) parallel to the east of R59, the Alberton-Vereeniging railway line, and route K154 (Heidelberg Road) which runs through the northern parts of the Waterval Node in an east-west direction and which links up with the N3 freeway further towards the east.

As highlighted above the Waterval area is part of the R59 Development Corridor (see Figure 2a) and as a consequence large parts of the study area are included within the Midvaal Urban Development Boundary.

Figures 2b and 2c are more detailed images reflecting broad land use proposals for the area as contained in the R59 Corridor Report which was approved by Council during July 2010.

The following important principles were established from the R59 Corridor Study which should be used as points of departure to a more detailed Waterval Precinct Plan:

- Industrial development can/should be accommodated in all four quadrants of the R59-K154 access interchange.
- Along R59 further towards the south industrial/commercial development should be promoted in the strip of land between route R59 and the railway line to the east.
- Residential development should be consolidated along the strip of land to the east of the railway line and up to the Kliprivier.
The two priority areas earmarked for residential development/densification around the Waterval Node are the Garthdale Agricultural Holdings (Figure 2b) and the land to the east of the Skansdam railway station further towards the south (Figure 2c).

Figure 3 depicts the study area in greater detail as observed from fairly recent aerial photography. The most prominent features as highlighted on Figure 3 include the following:

All four quadrants of the R59/K154 access interchange are covered by recently submitted and approved township establishment applications representing the Kliprivier Business Park. The recently constructed Heineken Plant is located adjacent to the south of the Kliprivier Business Park on the western side of the R59 freeway, and directly adjacent thereto is the Graceview Industrial Park.

On the eastern side of the R59 freeway a number of light industrial and commercial activities currently exist on various sites located between the R59 freeway and route K89. In the northern part adjacent to the north of the Waterval precinct is the Nampak factory with the associated residential/housing units and a golf course for employees. This site is located in the Ekurhuleni Metropolitan Municipality.

Immediately to the north of Heidelberg road (K154) there is currently an application serving before the DFA Tribunal for a residential development comprising in excess of 9200 residential stands. These stands comprise a combination of entry level bonded housing, as well as extensive RDP and subsidised housing. Obviously such a development can have a major impact on the Waterval node and as such the provision of community facilities and services, as well as retail facilities in Waterval can support and enhance the viability of this development if it is approved.

Immediately adjacent to the south of the Nampak precinct is the Everite factory which also holds a few residential units and associated sports facilities for employees on-site.

Further towards the east and across the Kliprivier is the Garthdale Agricultural Holdings and immediately adjacent to the south thereof the Klipwater residential area.

To the south of the Klipwater residential area is the Erwat/Waterval Waste Water Treatment Plant as depicted on Figure 3. It is also evident that the land surrounding the Erwat Waste Water Treatment Plant is currently intensively utilised for agricultural purposes as the treatment works holds a 800 meter development buffer around it.

Several industrial/commercial developments occur in the strip of land to the south of the Kliprivier Business Park between the R59 freeway and road K89 (in line with the R59 Development Corridor Concept).
Important to note from Figure 3 is the fact that route K89 will be realigned to the west in the vicinity of the Kliprivier railway station when the route is upgraded in future. (There will thus be a deviation from the alignment of the existing road).

The same principle also applies to route K154 adjacent to the north of the Garthdale Agricultural Holdings where the existing direct access of properties onto route K154 (Heidelberg Road) will be closed down when the road is upgraded to K-route standard in future.

Figure 4 reflects at a greater level of detail the major land uses present within the Waterval precinct with photographs of various features in the area depicted on the photo pages following Figure 4. These are briefly summarised as follow:

**Garthdale AH**

- The dominant character of the area is Rural Residential with some of the holdings being underutilised at present (Photo 1).
- The Sibonile School (Photo 2) is located in the central part of the area, while a small Business Centre (3180m²) (Photo 3) is located at the north-western end of the Garthdale area adjacent to Heidelberg Road.
- Other non-residential uses include 3 churches/ministries (Photo 4), 2 contractor’s yards, a wedding venue, and bookkeeping/catering/pub facilities.
- Intensive agricultural practices are located in the south-western quadrant of the Agricultural Holdings.

**Klipwater Residential Area and Surrounds**

- Residential use (zoned Special Residential) constitutes about 71% of the land use in the area, whereas 21 residential stands are still vacant.
- Four erven zoned for municipal/government purposes are still vacant in the area (5.45ha).
- New upmarket residential investment is taking place along Eike Street (Photo 5).
- Intensive Agriculture (crop farming) takes place in the vicinity of Waterval Water Treatment Works (Photo 6) further towards the south of Klipwater.
- The Erwat/Waterval Water Treatment Plant is located south of the Klipwater area (Photo 7).
- Some old, neglected housing development (approximately ± 46 units) (Photo 8) with a soccer field is located to the east of the Everite Industrial Area, with a light industrial (Photo 9) site adjacent thereto.

**R59-East up to Railway Line**

- Several heavy industrial activities like brick making, cement and steel manufacturing, and tile factories, as well as large scale storage facilities are located in the strip of land to the east of R59 (Photo 10).
A few prominent new industrial sites developed in this strip in the recent past e.g. BST Steel (Photo 11).

Opposite to the west of the Kliprivier railway station is a small activity node comprising a police station, a small shop (350m²) and liquor store, and a few houses (Photo 12, 13, and 14).

A small number of railway houses (~5) is located south of the station, with the Everite plant located to the east of the station (Photo 15 and 16), and a small informal settlement further towards the south between the Everite factory and Erwat/Waterval Waste Water Treatment Plant.

R59-West

Several properties located in the Kliprivier Business Park located around the R59-Heidelberg Road intersection are currently under construction or for sale (Photo 17, 18, 19 and 20).

The Heineken Brewery Plant is situated south of Heidelberg Road adjacent to the R59 freeway (Photo 21 and 22).

The Graceview Industrial Park to the south of Heineken is still undeveloped.

An informal settlement exists a few hundred metres further to the south of Graceview and to the west of the R59 freeway.

Based on the land use survey information as depicted on Figure 4, Table 1 below summarises the land use composition of the various precincts within the Waterval area. In total, the Waterval area covers about 1929 ha of land and consists of 463 individual properties. The majority of the land area is covered/zoned for industrial/commercial and heavy industrial activities. This represents about 30% of the total area. Commercial farming covers an area of about 156 ha which represent about 8% of the total area, while an estimated 588 ha of land (30%) is still vacant at present.

Table 1: Waterval Precinct Land Use, 2010

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</tbody>
</table>
R-59 East

Cement Manufacturing Industry

Recently Built Industrial

Police Station

Station

Shops

Rail Houses

Everite Industry
Vacant Land Sales

Klipwater Business Park

Amstel Brewery

Sedibeng Brewery
Apart from the presence of high potential agricultural land and two major river systems converging in the area, it should be noted that this area forms part of a strip of land underlain by dolomite which could seriously hamper/limit the type and extent of development that can and should be accommodated within the area in future.

2.3 INFRASTRUCTURE AND SERVICES

The area is served with water, sanitation and electricity by the Midvaal Local Municipality. The Erwat Sewer Treatment Plant is currently being upgraded by the Ekurhuleni Metropolitan Municipality and all development within and around the Waterval Precinct is served by this facility.

The agricultural holdings of Garthdale and Gardenvale towards the east have no piped sewer systems while Klipwater has a rudimentary sewer system linked to the Erwat plant.

2.4 KEY ISSUES

The following is a brief summary of the major development issues prevalent in the area:

- The bulk engineering services in the area will have to be significantly upgraded in order to facilitate the development of the area to its full capacity.
- The Waterval Precinct is earmarked to hold one of the Neighbourhood Nodes in the Midvaal area, and the exact location of the node will have to be determined/confirmed in the Precinct Plan.
- There is a diverse range of land use pressures in the Garthdale area and proper guidelines need to be put in place to manage these efficiently.
- Measures need to be put in place to minimise the impact of the intended 10 000 new residential units in the Ekurhuleni area adjacent to the north.
- Strategic Development Areas need to be identified to accommodate future residential development catering for all income groups in the area.
- Land use planning need to be aligned with the proposed future K-route network.
CHAPTER 3: PRECINCT SPATIAL DEVELOPMENT PROPOSALS

3.1 Vision

The vision for the Waterval Node is to develop into a vibrant, mixed use precinct representing a wide range of economic and social facilities and services and which acts as a catalyst towards the future development of the R59 Development Corridor in the Midvaal area.

3.2 Development Proposals

The following is a summary of the major land use proposals for the area as depicted on Figure 5:

- The development of land uses in line with the zonings associated with the Kliprivier Business Park, Heineken Plant, and Graceview Industrial Park is supported and should proceed.
- In the strip of land between route R59 and the railway line earmarked for future industrial expansion, the following range of land uses should be supported by Council:
  - Agricultural Services
  - Auto Trade
  - Builders Yard
  - Business Purposes
  - Commercial
  - Filling Station/Public Garage
  - Light Industry/Service Industry/Industrial Purposes (excluding noxious industries)
  - Motor Sales Mart
  - Shops
  - Transport Uses
  - Panel beating and Spray painting
  - Scrap yard

The detailed definitions of the land uses referred to are included in Table 2.

Table 2: Description of Permissible Uses

<table>
<thead>
<tr>
<th>PERMISSIBLE USES</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural Service / Peripheral Use</td>
<td>Nursery, fresh produce market, dairy, kennels and catteries, petting zoo, aviary, stables and equestrian facilities.</td>
</tr>
<tr>
<td>Agricultural Use</td>
<td>Arable, meadow or pasture land, market gardens, poultry farms, pig farms, land use for bee-keeping, stock farming, nursery gardens, plantations, orchards, and other such uses and includes buildings ordinarily incidental</td>
</tr>
</tbody>
</table>
thereto and necessary for the bona fide agricultural use of the land, which buildings may include a maximum of 2 dwelling houses as well as dwelling units for employees as allowed by means of a Consent Use procedure. Agricultural products may be planted and sold on a wholesale basis.

**Auto Trade:**
Vehicle maintenance and repair, fitment centres and part sales (excluding new or second hand vehicle sales).

**Builders Yard / Building Supplies**
Land or buildings used for the production, storage or sale of materials –

a] required or normally used for building work; or
b] derived from demolition or excavation work; or
c] required or normally used for improvements to land and includes brick making and cement works.

**Business**
Land and/or buildings used for the supply of personal services and goods incidental thereto for compensation and which is excluded in the definition of “Shop”, “Bakery”, “Office”, “Institution”, “Public Garage”, “Noxious Industry”, “Commercial” and “Medical Consulting Rooms” and includes such activities as for example hairdresser, undertakers, etc.

**Commercial**
Uses such as distribution centres, wholesale trade, storage, warehouses, cartage and transport services, laboratories and computer centres and may include offices that are subordinate and complementary to the commercial use of the land, and such retail trade that, in the opinion of the Local Authority, may be conducted, where justified in terms of the nature and extent thereof.

**Community facilities**
Facilities which are generally utilised by the community and may include social facilities, sports facilities and cultural facilities.

**Crèche**
Land or a building used for the custody and care of children of pre-school going age and includes a nursery-school and a day care centre and also includes uses such as a Day Mother/Play Group.

**Dwelling House Office**
An existing dwelling house that has been partially converted for use as an office and may include medical consulting rooms and professional rooms, but excludes banks, insurance companies, building societies and similar commercial/financial institutions. The office use should be a subsidiary use and should not constitute more than 20% of the area of the dwelling house.

**Educational Facility**
Land used or a building designed or used for the purposes of schools, crèches, tertiary education including colleges and places of worship and could include a cafeteria as a subservient use as well as a caretaker's residence.

**Filling Station**
Land used or a building designed or used for the purposes of fuelling, washing, polishing and lubricating of motor vehicles, including incidental and routine maintenance but excluding a “Public Garage”, panel beating, spray-painting and major repairs and can include the retail trade of emergency spare parts and auxiliary items as a complimentary subservient service as well as a convenience store of which the area, including store rooms, shall not exceed 3% of the total area of the erf, provided that if any other area is stipulated by any approving authority, the most prohibitive condition shall prevail.

**Hospitality uses**
Guest houses and accommodation establishments, wedding venues, restaurants and tea gardens, gymnasiums, arts and craft markets, art galleries, conference facilities, health or beauty spa, wellness centre and other similar uses which in the opinion of the Local Authority will not cause a nuisance.

**Home Industry**
A small scale enterprise that, with the permission of the Local Authority and subject to such requirements imposed by it, is operated from a dwelling unit by at most 3 people of whom at least one must be a full time inhabitant of the property in such a way that the residential character and use of the dwelling house and environment are, in the opinion of the Local Authority, not adversely affected or changed. (Work from home for professional or other occupations).
<table>
<thead>
<tr>
<th><strong>Hotel</strong></th>
<th>An accommodation enterprise that is registered as a Hotel by virtue of Section 1 of the Hotels Act, 1965 as amended and includes places of entertainment and places of refreshment.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Light Industry</strong></td>
<td>Small scale industry where the power source in use is such that no machine is loaded with more than 3KW with a total maximum of 24KW for all machines; Provided that the total demand for power on the property does not exceed 48KW.</td>
</tr>
<tr>
<td><strong>Institution</strong></td>
<td>A building designed to be used as a charitable institution, hospital, nursing home, old age home, clinic, sanatorium, either public or private and residential uses but excluding institutions used mainly as offices or for administrative work, and may, with the permission of the Local Authority include activities which are directly related to and subservient to the main use.</td>
</tr>
<tr>
<td><strong>Medical/Veterinary Consulting Rooms</strong></td>
<td>A building designed or adapted as professional rooms for medical practitioners including general practitioners, medical specialists, pathologists, radiologist, dentist, ophthalmologist and similar uses such as veterinary surgeons, and may include a dispensing chemist not exceeding 12m² but excluding uses included in the definition of “Institution”</td>
</tr>
<tr>
<td><strong>Motor Sales Mart</strong></td>
<td>Land used with or without buildings for the sale and display of vehicles, but does not include any form of workshop or sale of motor vehicle parts.</td>
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<tr>
<td><strong>Nursery</strong></td>
<td>A business where plants or seeds are cultivated, grown and/or sold, and includes the selling of products or items that are related to horticulture, as well as a place of refreshment subservient to the main use and also such uses as may be approved by the Local Authority</td>
</tr>
<tr>
<td><strong>Panel Beating and Spray Painting</strong></td>
<td>The replacement, reparation and/or panel beating of the body and spare parts of vehicles and the spray painting thereof.</td>
</tr>
<tr>
<td><strong>Place of Worship</strong></td>
<td>A building designed for use or used as a church, chapel, oratory, prayer house, mosque, synagogue or other place of devotion, and includes a building designed to be used as a place of religious institution and/or a building designed for social inter-action and recreation on the same property as and associated with any of the foregoing buildings, and also not more than two dwellings for occupancy by office bearers connected with worship. The Local Authority may consent to the erection of dwelling units for letting on the same property as the afore-mentioned buildings. The use does not include any burial procedures on site. The use could include a “wall of remembrance” for cremations only.</td>
</tr>
<tr>
<td><strong>Scrapyard</strong></td>
<td>Land or buildings used for the stacking, storing or preparation for resale of any used material of whatever nature.</td>
</tr>
<tr>
<td><strong>Service Industry</strong></td>
<td>A use which, in the opinion of the Council, is a small scale industrial activity incidental to the needs of the local community and the retail trade and which, in the opinion of the Council, will not interfere with the amenity of surrounding properties, or be of nuisance value by virtue of noise, appearance, smell or activities or for any other reason whatsoever, but excludes a “Public Garage” and “Filling Station”.</td>
</tr>
<tr>
<td><strong>Shops</strong></td>
<td>A building used for retail trade and includes any other ancillary use on the same property which, in the opinion of the Local Authority, is compatible with the surrounding land use and which is subordinate to retail business on the property. This includes a bakery and a cafeteria.</td>
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<tr>
<td><strong>Tea Garden</strong></td>
<td>Means a tearoom or coffee shop but is limit in extent if compared to a restaurant in terms of size and character.</td>
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<td><strong>Transport Uses</strong></td>
<td>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...</td>
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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 as business, shops or offices which is of service and convenience to passengers, as approved by the Local Authority.

- No new developments should be considered to the south of the Graceview Industrial Park until such time as the development of the industrial strip east of R59 is far advanced, and there is sufficient infrastructure capacity (roads, water, sanitation, electricity etc) to properly service these areas. No temporary/intermediate infrastructure measures should be allowed.

- The triangular area between the Kliprivier railway station and railway line, Heidelberg Road (K154) to the north, and the future alignment of K89 to the west should be developed as the Waterval Neighbourhood Node and should be earmarked to accommodate a mixture of any of the following land uses as defined in Table 2:

  - Business
  - Community Facility
  - Educational Facility
  - Filling Station
  - Hospitality Uses
  - Hotel
  - Institution
  - Medical/Veterinary Consulting Room
  - Shops
  - Residential 1, 2 and 3

The existing alignment of route K89 through this area (existing road) could be used as the main access route to this precinct (see Figure 6). Because of the close proximity to the Kliprivier railway station this precinct could also develop as a Transit Orientated Development (TOD) comprising high density mixed uses in accordance with the guidelines contained in the Midvaal Nodal Development Policy (See Annexure A).

It is also important to note that, as stated earlier, immediately adjacent to the north of Heidelberg road (K154) there is currently an application serving before the DFA Tribunal for a residential development comprising in excess of 9200 residential stands. These stands comprise a combination of entry level bonded housing, as well as extensive RDP and subsidised housing. Obviously such a development can have a major impact on the Waterval node and as such the provision of community facilities and services, as well as retail facilities in the Waterval Neighbourhood Node can support and enhance the viability of this development if it is approved.
Along the R59 Development Corridor the promotion of commercial and light industrial activities are supported as contained in the R59 Development Corridor Framework Plan. The Everite precinct as well as the Nampak precinct also stay intact in terms of the Precinct Plan. The guidelines as contained in the Midvaal Density Policy (Annexure B), the Midvaal Accommodation Policy (Annexure C) and Midvaal Agricultural Policy (Annexure D) will furthermore apply within and around the Waterval Node.

Extensive geotechnical and environmental investigations have indicated in the past that the areas in and around the Waterval precinct to the west of the Klip River are not suitable for extensive residential development. It is therefore suggested that future large scale residential development be consolidated in the area to the south of Waterval between Joan Road (future route K160) and up to the Daleside residential area further towards the south. This precinct include the area around the Daleside railway station as well as the Skansdam railway station, and it is suggested that all available land between the Kliprivier and the railway line in this precinct be earmarked to accommodate a fairly large scale residential development in future. Residents of this area will have access to the entire R59 corridor by way of the railway line which serves the R59 functional area from north to south. (Also refer to Figure 2c).

The Skansdam residential precinct should also be designed to accommodate the housing need of the existing two informal settlements located within the Waterval node.

**Garthdale Agricultural Holdings**

At the public meeting held on 11 November 2010 the Garthdale community indicated a need to be allowed to retain the rural residential character of the Garthdale Agricultural Holdings, but also to have one ancillary light industrial use per each of the agricultural holdings. Having considered this request, as well as all the land use, environmental, and engineering services related implications thereof and following extensive discussions with officials within the municipality, the Precinct Plan propose as follow:

- It is proposed that the first row of properties along Heidelberg Road be earmarked as an activity area along Heidelberg Road, and that the following range of land uses be allowed on any of these properties:
  - Agricultural Services
  - Auto Trade
  - Builders Yard
  - Business Purposes
  - Commercial
  - Filling Station
  - Light Industry/Service Industry
  - Motor Sales Mart
- Shops
- Transport Uses

In order to protect the Rural Residential/Residential character of the remainder part of the Garthdale Agricultural Holdings, it is suggested that a service road be provided between future road K154 and the activity area by way of expropriation of the northern part of each of the first row of plots as illustrated on Figure 7. No Activity Strip related traffic may travel along any of the remainder road network of the Garthdale Agricultural Holdings which is earmarked for residential/rural residential use.

The scale and intensity of this strip should be limited to what is necessary to protect the rural residential/residential character as well as the schools, churches etc. of the area further to the south from the main road (Heidelberg Road), and it should always be kept in mind that the primary objective in the Midvaal municipal area is to promote industrial/commercial development in a north-south direction along the R59 corridor.

The remainder southern half of the Garthdale Agricultural Holdings should be earmarked for Rural Residential/Residential purposes which will include any of the following land uses:

- Agricultural Use
- Community Facilities
- Crèche
- Dwelling House Office
- Educational Facility
- Home Industry
- Hospitality Uses
- Hotel
- Institution
- Medical/Veterinary Services
- Place of Worship
- Teagarden
- Residential 1, 2, 3*

* To be allowed only once fully fledged piped water and sanitation services can be provided

It should be noted that the Garthdale Agricultural Holding currently fall outside the Urban Development Boundary due to the fact that the Midvaal Municipality cannot provide fully fledged engineering services to the area at present.

As long as this situation prevails Council will have to follow a very conservative approach as far as land use change/intensification of uses in the Garthdale area is concerned.
However, if the Waterval application to the north of Heidelberg Road in Ekurhuleni succeeds, it may imply that Ekurhuleni need to extensively upgrade all link services to the Erwat Sewer Treatment Plant. This may provide the Midvaal Municipality an opportunity to link the Garthdale Agricultural Holdings to this bulk network, and then the Garthdale Agricultural Holdings area may be allowed to densify/intensify with residential development in the Rural Residential area between the Activity Strip and Klipwater to the south as indicated on Figure 5. However, until such time as the bulk services in the area is upgraded, the area will have to retain its current Rural Residential character with the basket of land uses as listed above (excluding Residential 1, 2 and 3) that may be considered.

Existing consent uses granted within the Garthdale Agricultural Holdings area must be retained subject to the conditions which apply, even if the consented use is not in line with the proposed basket of rights for the area as highlighted above. Existing rights in Garthdale are thus retained.

The Midvaal Density Policy for land uses located outside the Urban Development Boundary will apply in this case (refer to Annexure B), but it should be noted that it is highly likely that in the medium to long term the area will come under increased pressure for low and medium density residential development (Residential 1, 2, 3). Subject to the availability of engineering services to efficiently service such areas, Council should then consider such applications favourably.

The Gardenvale Agricultural Holdings to the east of Garthdale are earmarked for Rural Residential Use in line with the requirements as set out in the Midvaal Density Policy.

### 3.3 IMPLEMENTATION STRATEGY/PROGRAMME

The following is a list of projects to be implemented as a consequence of the Waterval Precinct Plan:

**Table 3: Waterval Priority Projects**

<table>
<thead>
<tr>
<th>Action/Project</th>
<th>Responsibility</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Negotiations with Gautrans on Garthdale Access Road</td>
<td>Engineering Services</td>
<td>In house</td>
</tr>
<tr>
<td>Negotiations with Ekurhuleni on Bulk Services Availability</td>
<td>Engineering Services</td>
<td>In house</td>
</tr>
<tr>
<td>Initiate detailed plan for Waterval Neighbourhood Node</td>
<td>Town Planning</td>
<td>R100 000</td>
</tr>
<tr>
<td>Facilitate construction of MPCC in Neighbourhood Node</td>
<td>Social Services</td>
<td>R18 million</td>
</tr>
<tr>
<td>Detailed geotech investigation for residential development in Skansdam-Daleside precinct</td>
<td>Engineering Services</td>
<td>R300 000</td>
</tr>
</tbody>
</table>
3.1 Community Facilities

Community facilities are a key component of nodal areas, as it provides basic community services to surrounding communities in key accessible locations. Thus, identifying the community facilities within Midvaal can provide some insight to its existing nodal structure. As depicted on Figure 2, Midvaal has a relatively extensive number of community facilities. Most of these facilities comprise schools serving the rural and urban populations of Midvaal. As such, these schools are not necessarily concentrated in nodal area.

The remaining community facilities, such as clinics, libraries and police stations, are concentrated in nodal areas, most of which are located within the Meyerton CBD. The Meyerton CBD is the primary node within Midvaal. A small number of these community facilities are also located in other locations, such as the police station at Waterval, providing some anchoring facilities for nodal areas in these locations.

3.2 Transportation

Closely linked to nodal development is transportation, and in particular public transportation, because nodal areas require good access for its economic and social viability. Taking into account existing bus and taxi routes, as well as the existing commuter railway line running parallel to the R59 freeway, a potential or future Strategic Public Transportation Network (SPTN) can be identified. As depicted on Figure 3, such a network will most likely be aligned along the R550 (abutting the R59), which would link Vereeniging to Meyerton and Alberton, and one aligned along the R82, which links Meyerton to Evaton and the larger Sebokeng region. This possible SPTN network provides clue the strategically located nodal areas within Midvaal.

3.3 Nodal Structure

Based on the location of the community facilities and the possible future SPTN network, a strategic nodal structure can be identified within Midvaal. This nodal structure consists of three nodal types that are defined both in terms of hierarchy and function. A Central Business District is a primary node and functions as the core area of a municipal area. As depicted on Figure 4, the Midvaal CBD is the only node of this type. This node serves the entire Midvaal region.

Neighbourhood nodes can be considered secondary nodes and largely function as service areas to residential neighbourhoods located within the Urban Development Boundary, such as Henley-on Klip, Daleside and Golf Park. Rural nodes function largely as rural service centres to agricultural and agricultural holding areas within Midvaal, which are located outside the Urban Development Boundary. Walkerville and De Deur are examples of such nodes.
FIGURE 4: NODAL STRUCTURE
3.4 Nodal Boundaries

Nodal boundaries have been demarcated for each of the Neighbourhood Nodes identified within Midvaal. Boundaries for the Rural Nodes located along the R82 are not defined due to access limitations along this road. Detail traffic impact studies are required for each non-residential rights application along this road access, which can only be done on a case-to-case basis. These demarcated nodal boundaries were demarcated using aerial photography and existing land use data, which are depicted on Figures 5 to 14. The following Neighbourhood Nodes were identified:

a. Meyerton Central Business District

The Meyerton Central Business District (CBD) is delineated on the Meyerton CBD Precinct Plan 2011. The Meyerton CBD and its existing retail floor area are discussed at length in the aforementioned plan. The Meyerton CBD Precinct Plan 2011 estimated the Meyerton CBD to contain approximately 48100 m² of retail space.

<table>
<thead>
<tr>
<th>Node</th>
<th>Node Typology</th>
<th>Existing Retail (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Meyerton CBD¹</td>
<td>Central Business District</td>
<td>48100</td>
</tr>
<tr>
<td>Daleside</td>
<td>Neighbourhood</td>
<td>300</td>
</tr>
<tr>
<td>Gateway</td>
<td>Neighbourhood</td>
<td>0</td>
</tr>
<tr>
<td>Golf Park</td>
<td>Neighbourhood</td>
<td>2600</td>
</tr>
<tr>
<td>Kookrus</td>
<td>Neighbourhood</td>
<td>0</td>
</tr>
<tr>
<td>Riversdale</td>
<td>Neighbourhood</td>
<td>800</td>
</tr>
<tr>
<td>Rothdene (outside node)</td>
<td>Neighbourhood</td>
<td>1600</td>
</tr>
<tr>
<td>Sicelo</td>
<td>Neighbourhood</td>
<td>2000</td>
</tr>
<tr>
<td>Vaal Marina</td>
<td>Neighbourhood</td>
<td>600</td>
</tr>
<tr>
<td>Waterval</td>
<td>Neighbourhood</td>
<td>400</td>
</tr>
<tr>
<td>De Deur</td>
<td>Rural</td>
<td>3000</td>
</tr>
<tr>
<td>Henley-on-Klip</td>
<td>Rural</td>
<td>1400</td>
</tr>
<tr>
<td>Walkerville</td>
<td>Rural</td>
<td>3400</td>
</tr>
<tr>
<td><strong>Total Floor Area</strong></td>
<td></td>
<td><strong>64200</strong></td>
</tr>
</tbody>
</table>

Source: Urban Dynamics Gauteng, 2011
Note: ¹) See Meyerton CBD Precinct Plan 2011

b. Daleside Neighbourhood Node

The Daleside Neighbourhood Node is located on the bridge-intersection providing access across the railway line to the R59. The node currently comprises a number of residential-converted businesses that have made use of this accessible location. This node does not contain a retail centre, but is estimated to have approximately 300 m² of retail space. _It is important to note that this node is located on
dolomite and a detailed geotechnical investigation will thus be required for any non-residential rights applied for within this nodal area.

c. Gateway Neighbourhood Node

The Gateway node is located directly off the R59 freeway on the off-ramp. Rights have been approved for a shopping centre on this site. In addition, a municipal-owner stand is located within this node that can in future be used for a municipal facility, which would give this node a social component. Although a shopping centre is proposed for this node, the node does not currently have any retail space.

d. Golf Park Neighbourhood Node

The Golf Park Neighbourhood Node is an existing node developed that is part of the Golf Park residential development, which was clearly intended to serve this residential development. The node comprises an existing 2600m² retail centre. Higher-density housing units abut this nodal area.

e. Kookrus Neighbourhood Node

The Kookrus Neighbourhood Node is located on the existing Joos Williamson and Verwoerd intersection, which will in future the intersection of two K-routes. This future high-profile intersection has already been secured by a neighbouring development, which intends to use it for a number of non-residential uses. Because the development has not yet been constructed, the Kookrus Neighbourhood Node does not currently contain any retail space.

f. Riversdale Neighbourhood Node

The Riversdale Neighbourhood Node is a poorly defined and developed node, comprising only a number of small businesses with large tracts of vacant land separating them. Although this node does not contain a retail centre, it is estimated to contain approximately 800 m² of retail space.

g. Rothdene Neighbourhood Node

The Rothdene Neighbourhood Node is a nodal situated on the intersection Verwoerd and Viljoen Avenue. It currently contains a filling station and the small supermarket. The aforementioned retail component is estimated to be approximately 1600m² in size.
FIGURE 5: DALESIDE NEIGHBOURHOOD NODE
FIGURE 6
GATEWAY NEIGHBOURHOOD NODE
FIGURE 7
GOLF PARK NEIGHBOURHOOD NODE
FIGURE 8: KOOKRUS NEIGHBOURHOOD NODE
FIGURE 9: RIVERSDALE NEIGHBOURHOOD NODE
FIGURE 10
ROTHDENE NEIGHBOURHOOD NODE
FIGURE 11: SICELO NEIGHBOURHOOD NODE
h. Sicelo Neighbourhood Node

Currently, Sicelo does not contain a formally demarcated nodal area. However, a nodal area was identified in the Sicelo Precinct Plan\(^1\), which is located on the K164. The K164 intersect within the R59 via an interchange, making the node high accessible. The node currently contains a small retail centre and an established industrial area.

i. Vaal Marina Neighbourhood Node

The Vaal Marina Neighbourhood Node is a poorly defined node consisting of a few businesses located near the water’s edge, which largely serves a weekend-tourist market. More significant nodal uses include the community hall and police station. It was estimated that the Vaal Marina Neighbourhood Node contains retail component of approximately 600m\(^2\) in size.

j. Waterval Neighbourhood Node

Currently, the Waterval Neighbourhood Node consists of nothing more than a local police station. However, it is located near a major R59 interchange and near the ‘Heineken’ industrial area developing around this intersection. Although classified as a Neighbourhood Node, this node does have the potential to become a Central Business District in future, located midway between the Alberton CBD and the Midvaal CBD. **A Precinct Plan has been drafted for the Waterval area, within which this proposed node is located, as part of the Midvaal SDF 2011.**

k. De Deur Rural Node

The De Deur Rural Node is centred on the intersection of the Old Vereeniging Road (R82) and Centre Road/ R551. Currently, this node comprises a number of industries, a convenience retail centre and municipal community facilities, which are also located in close proximity to this node. The existing retail floor area is estimated to be approximately 3000m\(^2\) in size.

l. Henley-on-Klip Rural Node

The Henley-on-Klip Rural Node has been developed incrementally; primarily comprising a filling station and small retail centre of 1400m\(^2\). As opposed to the De Deur and Walkerville Rural Nodes, the Henley-on-Klip Rural Node has a demarcated boundary. This is primarily because the Henley-on-Klip Rural Node is not subject to the access restrictions of the R82, which the other Rural Nodes are subject to.

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m. Walkerville Rural Node

The Walkerville Rural Node consists of a retail centre and a number of rural-related businesses that are centred on the intersection of the Old Vereeniging Road (R82) and Nico Reiser Street/3rd Avenue. The mentioned retail centre is approximately 3400m² in size.

4. THEORETICAL PARAMETERS

4.1 Suitable Land Use

This section aims to set the land use parameters within which development may occur within a node. Land use categories that are suitable within nodes are defined and described. The recommended land use categories have been refined to better suit the objectives of nodal development within Midvaal and are described as follows.

a. Commercial

Commercial uses are intended to provide the goods and service needed by the residents surrounding nodal areas. The centre of the node is usually the commercially designated area and serves as the pedestrian core area. In this area, buildings face the street and a public plaza in this location usually contributes to a more vibrant business area. The pedestrian core area typically contains retail uses, such as grocery stores, restaurants, coffee shops, a video store, dry cleaners, beauty salon, etc. Radiating outward from the pedestrian core area are office uses, such as dental/medical, law offices, insurance and banking and travel agencies.

b. Mixed Use

The purpose of the higher-density mixed uses are to simultaneously promote compact housing and the flexibility to provide a limited amount of business uses within residential buildings located within nodal areas. Examples of such building types include live/work units, ground floor retail with residential flats above, horizontal mixed use development containing both commercial and residential buildings.

c. Higher-Density Residential

This land use designation is intended to provide relatively dense residential uses in the nodal areas. Such buildings will likely need to be three-to-four-story apartment buildings to meet the necessary density threshold for nodal areas. This land use designation can be applied in various ways, which can include infill housing or the redevelopment of existing properties.
ANNEXURE B

MIDVAAL DENSITY POLICY
8.3 Proposed Density

The approach to be followed in this Density Policy is to set a base density that can be applied across the entire municipal area, with criteria stating when higher density development would be acceptable. The base density applied in this Density Policy is 20 units per ha for all single residential areas and 25 units per ha for sectional title developments, for development located within the Urban Development Boundary presented in the Midvaal SDF 2001. Higher residential densities are provided on merit, such as the proximity of a site’s location to community facilities, public open space or public transport stations. To an extent, this approach would allow densities to vary in different parts of the municipal area, thus encouraging a varied urban form.

8.3.1 Residential Densities inside UDB

This section sets out the criteria for residential densification within the Urban Development Boundary (UDB) of Midvaal.

a. Nodes

Nodal areas are the primary structuring element within urban areas and are usually areas where both private and public sector development is concentrated. Usually, nodes are associated with a mix of land uses and higher residential densities. Nodes usually accommodate a range of urban activities, including economic activities, services, entertainment and housing on a relatively intense scale.

The clustering of activities at higher densities within nodal areas achieve economic and infrastructure efficiency. At the same time, nodal areas need to be of a pedestrian scale, which allows walking as be to the primary means of moving around within the nodal areas. Thus, as a rule of thumb, nodes should be small enough to enable a pedestrian to walk from end to end, but not so small that economies of scale cannot be achieved. Higher residential densities are a key means to achieving this balance within and around nodes, as is set out in the Midvaal Nodal Policy 2011.

A residential density of 15 units per ha can be added to the base residential density of a residential development if the residential development is:

- located within 400m of a nodal area;
- the nodal area was identified as the core area of the Central Business District in the Nodal Policy and/ or SDF/ RSDF; and
- the nodal area is located within the Urban Development Boundary.
### TABLE 2: PERMISSIBLE RESIDENTIAL DENSITIES WITHIN UDB

<table>
<thead>
<tr>
<th>Category</th>
<th>Categories used as criteria for increased density</th>
<th>Maximum distance from facility</th>
<th>Number of units per ha to be added to base density</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Node identified as the core area of the Central Business District in the Nodal Policy and/or SDF/RSDF</td>
<td>Within 400m</td>
<td>+15</td>
</tr>
<tr>
<td></td>
<td>Node as identified as Neighbourhood Node in Nodal Policy and/or SDF/RSDF</td>
<td>Within 200m</td>
<td>+10</td>
</tr>
<tr>
<td></td>
<td>Shopping facility that is not part of a node</td>
<td>Within 200m</td>
<td>+5</td>
</tr>
<tr>
<td>2</td>
<td>Transit stations (e.g. taxi rank, railway station, etc.) (TOD development)</td>
<td>Within 400m</td>
<td>+15</td>
</tr>
<tr>
<td></td>
<td>Distributor road (Class 3 road)</td>
<td>Adjacent to</td>
<td>+15</td>
</tr>
<tr>
<td></td>
<td>Collector road</td>
<td>Adjacent to</td>
<td>+5</td>
</tr>
<tr>
<td>3</td>
<td>Public open space</td>
<td>Adjacent to</td>
<td>+5</td>
</tr>
<tr>
<td>4</td>
<td>Social facility (school, clinic, library, sports facility etc)</td>
<td>Within 200m</td>
<td>+5</td>
</tr>
<tr>
<td></td>
<td>Special town planning merits (e.g. Transition Zone)</td>
<td>As considered by PPM</td>
<td>+5</td>
</tr>
</tbody>
</table>

**Base density is 20 units per ha and 25 units per ha for sectional title developments**

Source: Urban Dynamics Gauteng, 2011

**Notes:**
- Each application may use a specific category only once. The base density is not a primary right and has to be applied for in accordance with the standard procedures as approved by the Midvaal Local Municipality from time to time.
- In the existence of a Precinct Plan, such densities as stipulated in the Precinct Plan shall be applicable and shall prevail for the for those areas to which the relevant Precinct Plan applies.
- PPM: Planners Permission Meeting
<table>
<thead>
<tr>
<th>Area</th>
<th>Permissible density for single residential</th>
<th>Permissible density for sectional title</th>
</tr>
</thead>
<tbody>
<tr>
<td>Specific Areas</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Henley-on-Klip</td>
<td>5 units/ha</td>
<td>10 units/ha</td>
</tr>
<tr>
<td>Highbury Ext 1</td>
<td>5 units/ha</td>
<td>10 units/ha</td>
</tr>
<tr>
<td>Ohenimuri</td>
<td>20 units/ha</td>
<td>25 units/ha</td>
</tr>
<tr>
<td>De Deur</td>
<td>1,26 units/ha</td>
<td>1,26 units/ha</td>
</tr>
<tr>
<td>Agricultural holdings and small holdings with piped water as supplied by MLM</td>
<td>1.16 units/ha</td>
<td>1.16 units/ha</td>
</tr>
<tr>
<td>Farm portions smaller than 20ha with piped water as supplied by MLM</td>
<td>1 unit/ha</td>
<td>1 unit/ha</td>
</tr>
<tr>
<td>Farm portions smaller than 20ha without piped water as supplied by MLM</td>
<td>0,2 units/ha</td>
<td>0,2 units/ha</td>
</tr>
</tbody>
</table>

Source: Urban Dynamics Gauteng, 2011
### TABLE 4: PERMISSIBLE DENSITIES FOR NON-RESIDENTIAL AREAS

<table>
<thead>
<tr>
<th>Area</th>
<th>Maximum FAR</th>
<th>Maximum Coverage</th>
<th>Maximum Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nodal areas</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Central Business District</td>
<td>1.8</td>
<td>60%</td>
<td>3 storeys</td>
</tr>
<tr>
<td>Neighbourhood node</td>
<td>0.8</td>
<td>40%</td>
<td>2 storeys</td>
</tr>
<tr>
<td>Rural node</td>
<td>0.4</td>
<td>40%</td>
<td>2 storeys</td>
</tr>
<tr>
<td>Commercial areas</td>
<td>0.6</td>
<td>40%</td>
<td>2 storeys</td>
</tr>
<tr>
<td>Industrial areas</td>
<td>0.6</td>
<td>40%</td>
<td>2 storeys</td>
</tr>
</tbody>
</table>

Source: Urban Dynamics Gauteng, 2011

Notes:
- Midvaal Local Municipality may at its discretion require an application for increase density to taper down the Coverage and FAR of a proposed development in order to achieve a suitable density interface between the Central Business District core area and neighbouring residential areas, as proposed in the Midvaal Nodal Policy 2011.
A residential density of 10 units per ha can be added to the base residential density of a residential development if the residential development is:

- located within 200m of a nodal area;
- the nodal area was identified as a Neighbourhood Node in the Nodal Policy and/or SDF/RSDF; and
- the nodal area is located within the Urban Development Boundary.

b. Shopping centres

In modern-day urban areas that are vehicle-oriented, stand-alone shopping centres often function as nodal areas in themselves. Such shopping centres usually accommodate a range of business activities including retail, services and entertainment activities. Despite the fact that such shopping centres are typically inward-facing and therefore do not integrate well with neighbouring residential areas, the existence of the shopping centres need to be acknowledged. Amongst others, this involves creating higher residential densities near shopping centres to place people closer and within walking distances of such shopping centres.

![Diagram 3: Densification Areas](image)

A residential density of 5 units per ha can be added to the base residential density of a residential development if the residential development is:
• located within 200 of a shopping centre; and
• the shopping centre is located within the Urban Development Boundary.

c. Transit stations

Residential densification must be encouraged along public transportation routes to allow the viable operation of public transportation systems. Higher residential densities should especially be encouraged within close proximity of public transport stations to locate commuters within walking distance of such transport facilities. Intensified development around public transit stations is known as Transit Oriented Development or TOD. TOD tends to induce higher pedestrian volumes within walking distance of a transport facility, thus contributing to the viability of the public transportation network as a whole.

The only fixed-line public transportation system operating within Midvaal is the commuter rail line running parallel to the R59 freeway. This commuter rail line has a number of stations that can become the focal points of Transit Oriented Development. Residential densification should be encouraged around railway stations, with the highest residential densities concentrated adjacent to a commuter railway station. Bus and taxi ranks can also be considered public transportation stations around which TOD development and residential densification can take place.

A residential density of 10 units per ha can be added to the base residential density of a residential development if the residential development is:

• located within 400m of commuter railway station, bus rank or taxi rank, or similar public transportation facility; and
• the public transportation station is located within the Urban Development Boundary.

d. Development corridors

A development corridor refers to high activity areas that are located along major road transportation routes, such as a distributor roads or collector roads. Development corridors usually carry relatively high traffic volumes, which promotes the development of land use activity along these corridors. This usually leads to a high demand for residential, office and retail space along such corridors. Typical housing typologies that are often found within development corridors are townhouses, duplexes and walk-ups.

It is important to link development corridors to the road hierarchy. Typically, as in the case in Midvaal, the road network consists of roads functioning on 4 levels (see diagram below). The first level contains freeways, consisting of national freeways and provincial PWV roads.
These roads provide regional access, connecting an area to neighbouring cities and towns. The second level comprises distributor roads or K-routes, which aim to provide better intra-urban access between suburbs and activity areas. The third level comprises collector roads. These roads connect residential areas to the mentioned distributor road network. On the fourth level, internal streets provide direct access to land uses and link these land uses to the mentioned collector roads.

In essence, freeways and distributor roads are highly mobile and therefore aim to connect people over large distances to activity areas and neighbouring settlements. Collector roads and internal streets provide good accessibility and therefore aim to connect people and land uses to the more mobile roads. Road-based public transportation systems (taxis and busses) mostly use distributor roads and collector roads, as these provide an efficient balance between mobility and land use accessibility, thus making them good locations for residential densification and corridor development.

A residential density of 15 units per ha can be added to the base residential density of a residential development if the residential development is:

- located adjacent to a distributor road; and
- the distributor road is located within the Urban Development Boundary.

A residential density of 5 units per ha can be added to the base residential density of a residential development if the residential development is:

- located adjacent to a collector road;
- the collector road is located within the Urban Development Boundary.
It is important to note that the concentration of higher density development along distributor and collector roads, instead of scattering this development along a large number of routes, will increase the feasibility of developing bus routes along these routes in future, should development within Midvaal reach the necessary thresholds. To this end, it is necessary that distributor and collector roads be identified that are suitable to function as public transport routes in future. These public transport routes must be identified proactively and strategic plans must be prepared for these public transport corridors in advance.

e. Social Amenities

Walking-distance access to community facilities, such as clinics, schools and public parks, is a fundamental requirement of sustainable urban development. To encourage the above, it is necessary to allow residential densification near community facilities, because this will increase the number of people living within walking distance of such facilities.

A residential density of 5 units per ha can be added to the base residential density of a residential development if the residential development is:

- located adjacent to an public open space; or
- located within 200m of a community facility, such as a school, clinic, library or sports facility, and
- the public open space and community facility is located within the Urban Development Boundary.

8.3.2 Residential Densities outside UDB

This section sets out the criteria for residential densification located outside the Urban Development Boundary or UDB of Midvaal.

a. Specific areas

Permissible densities for single residential and sectional title have been set for 4 existing residential areas within Midvaal. These residential areas are:

- Henley-on-Klip
- Highbury Ext 1
- Ohenimuri
- De Deur

The residential densities applicable to these areas are set out in the Table 3. Henley-on-Klip and Highbury Ext 1 has a maximum single residential density of 5 units/ha and a maximum sectional title density of 10 units/ha. Ohenimuri has a maximum single residential density and
a maximum sectional title density of 20 units/ha. De Deur has a maximum single residential density and a maximum sectional title density of 1.26 units/ha.

b. Agricultural holdings and small holdings

In rural residential areas, such as agricultural holdings and small holdings, residential densities need to be much lower than those in the urban areas, partly because of the limited capacity of rural roads and municipal services infrastructure to cater for densification. In many cases there is also the need to limit densification in order to protect the rural environment from urban encroachment and to provide a rural lifestyle for those families who wish to adopt such a lifestyle. Typically, agricultural holdings and small holdings have residential densities within the 1 to 0.4 units per ha range.

The subdivision of an agricultural holding and small holding to a maximum density of 1.16 units per ha or 1 unit per 8565m² will be permitted, subject to the following conditions:

- The owner can prove to have adequate water supply;
- that the subdivision will not pose any pollution problems related to sanitation,
- that the road infrastructure can handle the resulting increased traffic volumes, and
- that the relevant farm portion is not located on high-potential agricultural soils.

c. Farm portions

The primary aim of farm portions is for intensive and extensive commercial farming purposes to ensure national food security. Applying appropriate residential densities is key to maintaining this overarching function. Conventionally, 20 hectares is considered the minimum farm portion size that allows commercially viable farming practices. It is therefore not desirable to subdivide farm portions larger than 20 hectares in size. The subdivision of farm portions smaller than 20 hectares is justified in certain cases.

The subdivision of a farm portion smaller that 20 hectares to a farm portion with maximum densities of 1 unit per hectare is subject to the following conditions:

- Piped water is provided by the Midvaal Local Municipality;
- that the subdivision will not pose any pollution problems related to sanitation,
- that the road infrastructure can handle the resulting increased traffic volumes, and
- that the relevant farm portion is not located on high-potential agricultural soils.
The subdivision of a farm portion smaller than 20 hectares to a farm portion with a maximum density of 0.2 units per hectare or 1 unit per 5ha is subject to the following conditions:

- The owner can prove to have adequate water supply from local sources, such as boreholes;
- that the subdivision will not pose any pollution problems related to sanitation,
- that the road infrastructure can handle the resulting increased traffic volumes; and
- that the relevant farm portion is not located on high-potential agricultural soils.

### 8.3.3 Non-Residential Densities

This section sets out the criteria for non-residential densification located within the Urban Development Boundary or UDB of Midvaal.

**a. Nodes**

Typically, nodes are associated with a mix of land uses and developed at relatively high densities, because space is at a premium within nodal areas. Nodes usually accommodate a range of urban activities including retail centres, office buildings and apartment blocks.

The clustering of activities at higher densities within nodal areas achieve economic and infrastructure efficiency and should therefore be promoted. Densification is a key means to achieving this and it logically requires the sensible application of density within nodal areas, which must adhere to the following criteria:

- In a Central Business District, a maximum non-residential FAR of 1.8 at 60% coverage is allowed.
- In a Neighbourhood node a maximum FAR of 0.8 at 40% coverage is allowed.
- In a Rural node a maximum FAR of 0.4 at 40% coverage is allowed.
- The densities are only allocated to properties located within the nodal boundaries delineated in the Midvaal Nodal Policy of 2011 or the Midvaal SDF/RSDFs of 2011.

**b. Commercial and Industrial**

Commercial areas provide space for commercial and light industrial activities, such as distribution centres, storage, wholesale and warehousing, and industrial areas provide space for heavy and noxious industrial activities. In Midvaal:

- commercial areas are allowed a maximum FAR of 0.6 at 40% coverage;
• industrial areas are allowed a maximum FAR of 0.6 at 40% coverage; subject to
• the commercial and/or industrial area being located within the Urban Development Boundary.

In addition, stringent development controls must be implemented within commercial and industrial areas to ensure an acceptable interface between these commercial and industrial areas and neighbouring residential areas. Logically, this requires the sensible application of density within commercial and industrial areas.

8.4 Controls and Safeguards

As was mention previously, densification should occur in areas where municipal services infrastructure capacity is available, densification must occur within acceptable environmental limits, and densification must aim to increase commuter intensity near public transport stations. To achieve this, densification criteria have been proposed in the previous section of this report. However, these criteria are largely quantitative and thus pose the risk of not being able to address the qualitative aspects of densification. To address this, the following controls and safeguards are proposed to supplements the densification criteria proposed.

8.4.1 General Safeguards

The following general safeguards should be taken into account when assessing applications for higher residential and non-residential densities:

• Higher densities should be considered for all stand sizes, but is usually more appropriate for larger stands.
• Proximity to nodal areas and existing or planned public transport routes are appropriate for higher densities.
• The quality of the architectural design must be paramount when allowing higher densities.
• All development proposals on large stands should be encouraged to have a variety of dwelling types.
• Stands earmarked for higher residential densities should have access to a range of community facilities, shopping facilities and employment opportunities.
• Detailed landscape proposals should be included in all applications for higher-density developments.
• The provision of pedestrian linkages between higher-density developments and to open spaces and community facilities should be required.
• Levels of privacy should be maintained and this has to do with the relationship of buildings to one another, potential overlooking, and the use of screening.
• Proposals for traffic calming should form part of a densification application to ensure the safety of the increased pedestrian numbers that are a result of the densification.

**8.4.2 Overlooking and Overshadowing**

Overlooking and overshadowing is a critical issue related to higher residential densities. It is essential that residential dwellings are not subject to undue observation by neighbouring dwellings and that no undue loss of sunlight is caused by overshadowing from adjoining, higher buildings. This applies to all dwellings, whether they are located in new or established residential area.

• Overlooking: With the evolution of more innovative residential layouts and the incorporation of a wider variety of dwelling types, standards regarding overlooking may have to be used flexibly. Flexibility must be employed in the assessment of the overlooking aspects in residential design. However, this flexibility must not be abused.

• Overshadowing: Overshadowing will generally only cause problems where buildings of significant height are involved or where new buildings are located close to adjoining buildings. As a result, buildings that are significantly higher than neighbouring developments may be inappropriate for such a location and can on such grounds be refuted. Higher buildings may be appropriate close to a public open space or in a nodal area.

**8.4.3 Public Open Space**

Public open space is a key element in defining the quality of a residential and nodal environment. The achievement of higher residential and non-residential densities must therefore be coupled with the provision of public open space. Emphasis should be placed on the quality of open space to be provided. The objective should be to create well designed open spaces that are accessible higher-density housing development within residential areas and non-residential buildings within nodal areas.

**9. CONDITIONS FOR SECOND DWELLING UNIT**

This section describes the policy for ‘dual occupancy’ or ‘a second dwelling unit’, which is the use of a single residential stand for the purpose of two dwelling units. Dual occupancy essentially allows for the densification of an urban area, but can also be allied to rural residential areas, such as small holdings.

Midvaal has the potential for the increased occupancy of residential areas, largely due to the large residential stand sizes that exist within Midvaal. Due to these large stand sizes, residents within Midvaal do not have many
opportunities to move into smaller dwelling units in the same neighbourhood if
the need arises. Allowing second dwellings to be established on existing
properties would be responding to the need to:

- increase the supply of rental accommodation within residential areas;
- provide a wider housing choice in terms of type and location;
- encourage the better use of existing open space, services and
  municipal services; and
- provide more housing opportunities for special housing groups, such as
  the aged.

Normally, addressing the above would involve the demolition of existing
housing stock before new, higher-density housing stock can be constructed.
Dual occupancy would allow for a more intensive use of buildings and stands
without requiring the demolition of existing housing units. Encouraging dual
occupancy in the residential areas of Midvaal will inevitably provide
additional housing units in these residential neighbourhoods that are smaller in
size, thus also diversifying the range of housing sizes provided within these
residential areas.

However, densification through dual occupancy must be subject to the
availability of the necessary community facilities, municipal services and open
space to serve the increased population numbers. Without the proper
control, the impact of second dwelling units on existing residential areas
could lead to reduced residential amenity. In response to this concern, this
policy outlines the conditions which are intended to control the development
of second dwelling units.

Generally, it is intended that any development under this policy would
conform to the single family dwelling house character of a residential area
and that reasonable levels of amenity would be retained. It is also the
intention of this policy that a dual occupancy development remains on the
original stand and that such a development is not separately titled. This is
because:

- Single titles will assist in the maintenance of the character of a
  residential area
- Single titles will encourage the provision of rental accommodation
- A separate title would encourage the different treatment of the two
dwellings in design terms
- Future redevelopment of the area may require land assembly and this
  would be impeded by unnecessary stand fragmentation.

9.1 General Conditions

A second dwelling unit can be defined as follows:

‘A second dwelling unit is a secondary and separate residential unit
containing bedrooms, a kitchen, and bathroom facilities, located on a
residentially zoned stand that contains a single-family residence as a
primary use. The second dwelling unit can either be attached or detached from the existing dwelling unit located on the stand.

The objectives of this policy on dual occupancy are:

- To supplement the existing supply of housing, particularly rental accommodation
- To encourage better use of existing municipal services and facilities in established residential areas
- To encourage a greater variety of housing typologies
- To enable existing residents to remain in their current neighbourhood in housing more suited to their needs if their needs change
- To ensure that conversions to dual occupancy do not produce undesirable planning, environmental or other consequences in residential areas.

This policy applies to all detached housing stands within Midvaal with a minimum stand area of 750 m². However, the size of the stand is not on its own sufficient reason to approve a second dwelling. In some cases a stand may not be suitable to accommodate an additional dwelling unit because of its unusual shape, its exposed boundaries, its topography, geotechnical conditions, etc. Thus, applications for dual occupancy must be assessed on individual merit to determine whether the policy should be applied. The policy allows for:

- The development of an additional dwelling on a stand
- The conversion of an existing dwelling into two dwellings
- The demolition of an existing dwelling and its replacement by two dwellings

The additional dwelling may be either detached from the original dwelling or attached to it. In most cases, an attached additional dwelling would provide a more attractive and effective solution for small stands. Where the additional dwelling is detached, sensitive integration of the two dwellings will be required.

9.2 Specific Conditions

In assessing applications for the development of a second dwelling on a stand, several circumstances in relation to each individual case and its merits need to be taken into account. These must include:

- Whether the proposal would be consistent with the general planning and development intentions for the area concerned, and specific policy plans and development plans for areas where these have been prepared
- The effect that the proposed development may have on the social amenities of the relevant neighbourhood
- Whether the proposed development could be accommodated within the existing municipal services capacity of the neighbourhood
• Whether the traffic likely to be generated by the proposed development could be accommodated adequately on the road network and whether adequate provision is made for parking
• Whether the proposed development would adversely affect conservation areas or the natural environment.

Based on the above, the following specific condition are set for the approval of a second dwelling unit:

a. Setbacks and interface

Minimum setbacks will be required and determined on the basis of the existing setbacks for the existing detached house. However, greater setbacks may be required in some cases in order to ensure that neighbouring interfacing dwellings are private and retain sufficient daylight.

Applicants for second dwelling units must be required to show what impact building or demolition proposals will have on adjacent properties. In particular, vehicle access and parking areas will need to be related to adjacent developments.

b. Community involvement

Prior to consideration of an application for dual occupancy, neighbours will need to have been informed of the proposal. Neighbours for this purpose are considered having a mutual boundary with the subject stand. Where comments are received from neighbours, these comments must be used to determine whether or not the conditions (set out in this policy) for the development of a second dwelling unit are satisfied and to establish conditions of approval so that the intentions of the policy regarding dual occupancy can be met. **The invitation to comment must apply to the design and positioning of buildings and not to the applicant's opportunity to develop an additional dwelling.**

c. Architectural character

The character of a residential neighbourhood is made up of the architectural design of the houses and the landscape setting. The addition of an extra dwelling unit will need to be assessed in relation to the neighbourhood character, in particular the existing house on the stand. Development of a second dwelling must be harmonious in scale, materials, form and character with the existing detached house on the site and with other dwellings in the neighbourhood, if the other dwellings in the neighbourhood are of a particular and unified architectural character. If a contrasting architectural style is proposed, which contrasts the style of the original buildings (e.g. old versus new), this needs to be done by **a competent architect who understands the use of contrast to enhance overall building design and appearance.**
d. Building height

The impact of an additional dwelling unit may be most apparent in the addition of an extra storey. It is therefore considered important to limit building height to the conditions that neighbours could have expected under the existing design and positioning conditions of the title deed of the stand in question. **The maximum height, where an additional dwelling is to be attached to an existing detached house, shall be two storeys.** Where an additional dwelling is to be detached from the existing house, single storey development is preferred.

e. Parking

Vehicle parking spaces are required to be provided at the rates depicted by the Table below. The construction of a carport or garage must comply with the design and positioning conditions of the title deed of the stand in question. Car parking spaces are to be located behind the minimum building line and at least two spaces are to have unimpeded access.

**TABLE 5: PARKING REQUIREMENTS OF SECOND DWELLING UNITS**

<table>
<thead>
<tr>
<th>Combined number of bedrooms</th>
<th>On-site parking spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 or less</td>
<td>2</td>
</tr>
<tr>
<td>4 or 5</td>
<td>3</td>
</tr>
<tr>
<td>6 or more</td>
<td>4</td>
</tr>
</tbody>
</table>

Source: Urban Dynamics Gauteng, 2011

Unless parking is controlled it will have an adverse impact on the existing residential character of a residential area. It will therefore be a condition of approval that the area in front of the house is landscaped and not simply converted into a ‘car park’.

f. Landscaping

The quality of a residential environment is largely determined by the street landscape (e.g. tree-lined streets), which is reinforced by the front gardens of residential properties. It is essential that in the application for a second dwelling unit, the area between the building and the front property boundary does not deteriorate. Deterioration could occur through the introduction of an additional vehicular access, parking in front of the building or through a lack of significant planting.

Applicants for a second dwelling unit should be encouraged to take access from a single driveway, in the interests of preserving the existing streetscape. Existing street trees are to be retained where possible, especially existing mature trees on the stand. In order to achieve this, the Council can require the submission of an acceptable landscape design. Screening by using landscaping may be required to prevent overlooking of neighbouring property.
g. Garden

Each second dwelling unit must have access to at least 50m² of useable garden to provide a private outdoor living area. Useable garden space must have a minimum dimension of 3m. Screening by landscaping or walls may be required to prevent overlooking and ensure privacy of each dwelling and its garden area. In exceptional circumstances, joint use of garden space may be permitted.

h. Municipal services

The requirements of Midvaal for access to municipal services capacity must apply. The cost of any augmentation of municipal services infrastructure and the cost of service connections will be borne by the applicant for a second dwelling unit.

10. DENSIFICATION MANAGEMENT

The administrative context for the management of residential density in Midvaal must be based on statutory powers, as well as on administrative measures. This policy provides the statutory powers, which explicitly sets density criteria and provides for its enforcement. The administrative measures can include a range of incentives and disincentives to encourage densification in a spatially desirable manner.

10.1 Incentives and Disincentives

It is imperative that higher densities be sought throughout Midvaal in strategic locations to ensure a more sustainable urban structure, but also to ensure that Midvaal can accommodate future population growth rates within the municipal area. To this end, residents and developers should be encouraged to develop at higher densities within Midvaal. The following incentivises and disincentives⁴ that encourage higher density development can be considered:

a. Incentives

- Bulk service contribution reductions can be provided for development application that aims to densify a property in a suitable area and complies with the densification criteria.
- Special provisions can be made by Midvaal for the fast-tracking of land-use applications that aims to densify a property in a suitable area and complies with the densification criteria.

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• Special municipal rates or property taxes can be used to stimulate the development of properties in suitable areas and comply with the densification criteria.

b. Disincentives

• Midvaal could place a moratorium on the approval of higher-density land use rights in areas that are unsuitable for higher urban densities. Such a moratorium could be taken up in the IDP and Spatial Development Framework and given effect through the Land Use Management System.
• Parking control can be used to encourage the use of public transport and the development of higher densities near public transportation routes.
• Suspending infrastructure provision in peripheral areas can be used as an urban containment measure that functions in a similar manner than the Urban Development Boundary does, thus forcing developers to invest inward rather than outward.

10.2 Direct Public Investment

In order to achieve an urban environment that is conducive to densification, Midvaal will have to invest in aspects such as:

• the provision of community facilities and open space in areas earmarked for higher densities
• the provision of an efficient, high-quality public transport network over the long run to coincide with the urbanization of Midvaal
• the provision of municipal services infrastructure to support higher densities

Investment by Midvaal as set out above is essential to provide the appropriate environment for private investment in higher-density development. The practical way of doing this is through the IDP, which aligns the municipal budget to encourage higher density development in appropriate areas of Midvaal.

10.3 Targets and Timeframes

Densification in Midvaal is not a short-term initiative, but will only be achieved over the longer term. It is therefore important to structure the process of densification in such a way that certain targets can be met within certain shorter-term timeframes, which allows each smaller target achieved to contribute to the ultimate, long-term goal of densification.

Short term targets should focus on the existing municipal infrastructure capacity, the availability of community facilities and open space, the existing public transport network (even if only a taxi and provincial bus system), and
ANNEXURE C

MIDVAAL ACCOMMODATION POLICY
4. ACCOMMODATION TYPOLOGIES

For the purpose of this policy, guest accommodation establishment categories identified are set out below. Note, these categories are for the purposes of grouping together sets of assessment criteria and guidelines and are not to be confused with land use types and zones or their ancillary uses specified in the town planning schemes.

- Camping and Caravanning
- Bed and Breakfast Establishments
- Guesthouses
- Backpackers’ Accommodation (including boarding house)
- Self-catering Apartments
- Hotel
- Resort / Lodge
- Game Farm

Table 4.1: Description and Definition of Guest Accommodation Typologies

<table>
<thead>
<tr>
<th>TYPOLOGY</th>
<th>DESCRIPTION</th>
<th>DEFINITION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Camping and Caravanning</td>
<td>Informal temporary accommodation in a unique environment.</td>
<td>A property used for erection of tents or other temporary structures for temporary accommodation for visitors or holiday-makers, which includes ablution, cooking and other facilities that are reasonably and ordinarily related to camping. This includes a caravan park, whether publicly or privately owned, but which excludes the alienation of land on the basis of time sharing, sectional title, share blocks or individual subdivision; and excludes resort accommodation or mobile homes</td>
</tr>
<tr>
<td>Bed and Breakfast Establishment</td>
<td>Accommodation in a dwelling-house or second dwelling unit for transient guests</td>
<td>A dwelling house or second dwelling in which the owner of the dwelling supplies lodging and meals for compensation to transient guests who have permanent residence elsewhere; provided that the primary use of the dwelling-house concerned shall remain for the living accommodation of a single family</td>
</tr>
<tr>
<td>TYPOLOGY</td>
<td>DESCRIPTION</td>
<td></td>
</tr>
<tr>
<td>---------------------------</td>
<td>-----------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>Guesthouse</td>
<td>Accommodation in a dwelling-house or second dwelling unit for transient guests.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>A dwelling house or second dwelling which is used for the purpose of supplying lodging and meals to transient guests for compensation, in an establishment which exceeds the restrictions of a bed and breakfast establishment, and may include business meetings or training sessions for resident guests</td>
<td></td>
</tr>
<tr>
<td>Backpackers Accommodation</td>
<td>Accommodation and communal facilities in a building or free standing buildings for transient guests</td>
<td></td>
</tr>
<tr>
<td></td>
<td>A building where lodging is provided, and may incorporate cooking, dining and communal facilities for the use of lodgers, together with such outbuildings as are normally used therewith; and includes a building in which rooms / beds are rented for residential purposes, youth hostel, and backpackers’ lodge; but does not include a hotel, dwelling house, second dwelling or guest house</td>
<td></td>
</tr>
<tr>
<td>Self-catering Units</td>
<td>Accommodation for non-permanent residents and transient guests</td>
<td></td>
</tr>
<tr>
<td></td>
<td>A building consisting of separate accommodation units, each incorporating a kitchen facility, and which may include other communal facilities for the use of transient guests, together with such outbuildings as are normally used therewith; which are rented for residential purposes and may include holiday flats; but does not include a hotel, dwelling house, second dwelling or guesthouse. This use shall only be considered on erven within the urban edge.</td>
<td></td>
</tr>
<tr>
<td>Hotel</td>
<td>Large scale accommodation for transient guests incorporating various ancillary facilities</td>
<td></td>
</tr>
<tr>
<td></td>
<td>A property used as a temporary residence for transient guests, where lodging and meals are provided, and may include:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• a restaurant or restaurants</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• associated conference and entertainment facilities that are subservient and ancillary to the primary use of the property as a hotel; and</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• premises which are licensed to sell alcoholic beverages for consumption on the property, but does not include an off-sales facility or a dwelling house.</td>
<td></td>
</tr>
<tr>
<td>Resort / Lodge</td>
<td>Subsidiary transient accommodation that has been clustered, on a large tract of land normally on a small holding or farm</td>
<td></td>
</tr>
<tr>
<td></td>
<td>The transient guest accommodation is subsidiary to the main use and is clustered on the property.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Meals to transient guests for compensation shall be provided</td>
<td></td>
</tr>
<tr>
<td>TYPOLOGY</td>
<td>DESCRIPTION</td>
<td>DEFINITION</td>
</tr>
<tr>
<td>-----------</td>
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<td>-----------</td>
</tr>
<tr>
<td>Game Farm</td>
<td>Game farming can take the form of an enterprises breeding game for meat production, hunting purposes, export or conservation purposes, or it could be geared towards tourism in which case it would include lodges and other facilities required to accommodate tourists.</td>
<td>A switch from livestock to game farming does not require permission for a land use change in terms of planning legislation (except where tourist accommodation is provided) and also does not require consent, except where veterinary permits are needed for the importation and keeping of certain animal species. Game farming is further controlled by environmental and tourism legislation. The guest accommodation is subsidiary to the main use and is clustered on the property. Not more than one unit per hectare shall be permitted</td>
</tr>
</tbody>
</table>
5. POLICY ASSESSMENT CRITERIA

The table below provides an explanation of the land use criteria on the basis of which the policy guidelines are set out. Guidelines are set out for each of the eight guest accommodation categories identified.

<table>
<thead>
<tr>
<th>CRITERIA</th>
<th>EXPLANATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Purpose</td>
<td>Explanation of what the land use entails and what types of land use activities are associated with the land use</td>
</tr>
<tr>
<td>Scale</td>
<td>Description of the typical scale of the development as determined by its physical size (i.e. height, coverage, floor area ratio) and the number of occupants/guests (i.e. beds, staff, rooms)</td>
</tr>
<tr>
<td>Location</td>
<td>Description of the desirable characteristics of the location and of the land use</td>
</tr>
<tr>
<td>Self-catering</td>
<td>Clarification of the use of self-catering facilities</td>
</tr>
<tr>
<td>Liquor use</td>
<td>Clarification regarding the serving of alcoholic beverages</td>
</tr>
<tr>
<td>Ancillary facilities</td>
<td>List typical ancillary facilities that can be used by guest</td>
</tr>
<tr>
<td>On-site residence of management</td>
<td>Clarification regarding permanent residence of the owner or management</td>
</tr>
<tr>
<td>Parking</td>
<td>Parking requirement, off-street and on-street</td>
</tr>
<tr>
<td>Loading</td>
<td>Provision for loading and/or deliveries</td>
</tr>
<tr>
<td>Staff facilities</td>
<td>Provision of staff facilities and accommodation</td>
</tr>
<tr>
<td>Signage</td>
<td>Size and location of outdoor signage</td>
</tr>
<tr>
<td>Environmental</td>
<td>Mitigating the impact of the land use on the surrounding environment</td>
</tr>
<tr>
<td>Land Use Process</td>
<td>This elaborates on what type of land use process would be required for such a proposed land use</td>
</tr>
</tbody>
</table>
6. POLICY STATEMENTS

6.1 CAMPING AND CARAVANNING

<table>
<thead>
<tr>
<th>CRITERIA</th>
<th>MIDVAAL ACCOMMODATION POLICY GUIDELINES</th>
<th>JUSTIFICATION</th>
</tr>
</thead>
</table>
| PURPOSE       | • Consist of multiple free standing or linked structures of a temporary nature, and may include caravans and tents, but excludes mobile homes  
                • Purpose built development, often in a unique environment  
                • Day visitors may be permitted and facilities for their use can be provided.  
                • Ownership status of the enterprise may be either public or private | • To provide a more affordable form and particular style of accommodation for tourists 
                • Care must be taken when determining available infrastructure, ablution facilities and general amenities |
| SCALE         | • Generally camping establishment should be restricted to a low impact scale and intensity in keeping with the context of the area and its surrounding character  
                • Form and scale of development determined by development parameters of particular zone and set out on SDP  
                • No individual subdivision permitted  
                • No permanent residence shall be permitted | • To ensure low impact and compatibility with its surrounding environment.  
                • Limitation on development of permanent structures to maintain character. |
| LOCATION      | • Often located in a unique and attractive natural environment or on urban outskirts/outside the urban edge, but not essential | • Supporting requirement of the SDF for resource location |
| SELF CATERING | • Cooking and braai facilities are provided for residents, including day visitors | • Forms inherent part of the attraction of a camping site. |
| LIQUOR USAGE  | • Depending on zoning scheme requirement, selling of liquor for on-site consumption by residents may be permitted, subject to a separate liquor licence application  
                • Liquor trading hours as per Liquor Trading Hour By-law | • To ensure compliance with Liquor legislation, but allow for diverse range of facilities/services to guests. |
<table>
<thead>
<tr>
<th>CRITERIA</th>
<th>MIDVAAL ACCOMMODATION POLICY GUIDELINES</th>
<th>JUSTIFICATION</th>
</tr>
</thead>
</table>
| ANCILLARY        | - Subject to zoning scheme requirements and an application in this regards, a place of entertainment may be provided, with the size and nature of the facilities to be determined by an SDP  
- May also included offices, restaurant, conference facilities, ablution facilities, tourist shop, sports and other communal facilities related to the camping | • Complimentary (but strictly ancillary) land use to enhance camping character of establishment.     |
| FACILITIES       |                                                                                                                                                                                                                                       |                                                                                                   |
| ON-SITE          | - Permanent accommodation may be provided on-site for the manager/owner of the establishment                                                                                                                                              | • To accommodate operational requirements and support proper management                           |
| RESIDENCE        |                                                                                                                                                                                                                                       |                                                                                                   |
| PARKING          | - In addition to individual stands, on-site visitor parking requirements shall be determined as per SDP submitted for each application                                                                                                     | • Local circumstances will dictate                                                              |
| LOADING          | - Where necessary, loading requirement to be determined by SDP                                                                                                                                                                          | • Local circumstances will dictate                                                              |
| STAFF            | - Accommodation to be provided for staff to the satisfaction of the ED: Development and Planning                                                                                                                                           | • To prevent staff accommodation being used by visitors                                         |
| FACILITIES       |                                                                                                                                                                                                                                       |                                                                                                   |
| SIGNAGE          | - Must comply with Council’s Outdoor Advertising By-laws                                                                                                                                                                                  | • To prevent oversized signage that might be detrimental to visual integrity of the area         |
| ENVIRON.         | - No activities constituting public nuisance shall be permitted  
- No disturbance from loud music or other sources after 22h00, except with separate approval from Council  
- Specific arrangement for the appropriate on-site storage and disposal of refuse/solid waste to be incorporated and set out on SDP | • To protect amenity enjoyed by surround residents  
• Ensure that water saving mechanisms are in place                                             |
| ISSUES           |                                                                                                                                                                                                                                       |                                                                                                   |
| LAND USE         | - The area should be generally rural in nature  
- Special Consent use application along with a Site Development Plan to determine communal areas, number of caravan sites and ablution facilities | • There is a need to manage such activities and facilitate this land use                            |
| PROCESS          |                                                                                                                                                                                                                                       |                                                                                                   |
### 6.2 Bed and Breakfast Establishments

<table>
<thead>
<tr>
<th>CRITERIA</th>
<th>MIDVAAL ACCOMMODATION POLICY GUIDELINES</th>
<th>JUSTIFICATION</th>
</tr>
</thead>
</table>
| **PURPOSE** | - Part of a dwelling house or second dwelling converted to accommodate transient guests  
- Breakfast is usually served to residents; other meals may also be provided, but for resident guests only  
- Guests may share communal facilities with host family  
- Bathroom facilities may or may not be en-suite or private  
- Except between a second dwelling and main dwelling, rooms must interlead to ensure buildings can revert back to single dwelling use | - To provide small scale guest accommodation in a conventional residential neighbourhood setting.  
- To enable more optimal use of existing single dwelling infrastructure. |
| **SCALE**  | - Second business on same premises as the bed and breakfast establishment not permitted  
- Between 2 and 6 guest rooms shall be permitted | - Scale restricted to ensure single dwelling character of premises is maintained. |
| **LOCATION** | - Appearance and scale of the dwelling-unit to be maintained in context of neighbourhood  
- Retain single residential character of premises through imposing conditions relating to:  
  o landscaping  
  o street elevation and streetscape  
  o parking  
  o architecture/aesthetics | - To ensure residential character of neighbourhood is not compromised.  
- Limitation on services to non-residents to restrict scale and ensure single dwelling character is maintained. |
<p>| <strong>SELF CATERING</strong> | - Only one kitchen permitted per dwelling. Self-catering not permitted | - Not permitted |
| <strong>LIQUOR USAGE</strong> | - No sale of liquor shall be permitted on site | - Not permitted |
| <strong>ANCILLARY FACILITIES</strong> | - A place of entertainment, functions, conference facilities or other events not permitted | - Prevent noise nuisance and ensure reasonable amenity to neighbours |</p>
<table>
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<tbody>
<tr>
<td><strong>ON-SITE RESIDENCE</strong></td>
<td>• Proprietor may reside in a second dwelling</td>
<td>• Ensure single dwelling character of property is maintained</td>
</tr>
<tr>
<td><strong>PARKING</strong></td>
<td>• Owner's parking space may be in form of garage.</td>
<td>• Prevent on-street parking that may adversely affect traffic flow, the streetscape or neighbourhood character</td>
</tr>
<tr>
<td></td>
<td>• Except where on-site parking/drop-off space is provided, guests may not arrive by 30-seater (or larger) bus</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• 1 parking bay per guest room</td>
<td></td>
</tr>
<tr>
<td><strong>LOADING</strong></td>
<td>• If necessary, designated guest parking bays may be shared as temporary loading space</td>
<td>• Prevent on-street loading for same reasons as above</td>
</tr>
<tr>
<td><strong>STAFF FACILITIES</strong></td>
<td>• Bona fide staff quarters shall not be regarded as rooms for lodgers/guests and may not be converted to guest accommodation</td>
<td>• Restrict scale of operation and ensure staff quarters aren't used by visitors as additional accommodation</td>
</tr>
<tr>
<td></td>
<td>• Limitation on staff employed is a maximum of 3 at any given time</td>
<td></td>
</tr>
<tr>
<td><strong>SIGNAGE</strong></td>
<td>• Signage shall not be free standing</td>
<td>• Prevent oversized signage that might be detrimental to visual integrity of the area</td>
</tr>
<tr>
<td></td>
<td>• Signage must be in keeping with the character of the residential area</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Further, signage shall be in keeping with the Council Signage Policy</td>
<td></td>
</tr>
<tr>
<td><strong>ENVIRON. ISSUES</strong></td>
<td>• No disturbance from loud music or other sources after 23:00, except with separate approval from Council</td>
<td>• Protect amenity enjoyed by surrounding residents</td>
</tr>
<tr>
<td><strong>LAND USE PROCESS</strong></td>
<td>• Special Consent use application along with a Site Development Plan.</td>
<td>• There is a need to manage such activities and facilitate this land use that is on the increase</td>
</tr>
</tbody>
</table>
### 6.3 GUESTHOUSES

<table>
<thead>
<tr>
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<tbody>
<tr>
<td><strong>PURPOSE</strong></td>
<td>• Part of a larger single family dwelling house or second dwelling converted to accommodate transient guests and may include detached or semi detached rooms, exceeds bed and breakfast establishment in terms of size and impact&lt;br&gt;• Usually between 6 and 16 bedrooms are provided in a guesthouse&lt;br&gt;• Breakfast is usually served to residents; other meals may also be provided, but for resident guests only&lt;br&gt;• Guests have communal areas for their exclusive use and the host's facilities are separate&lt;br&gt;• Bathroom facilities may or may not be en-suite or private&lt;br&gt;• Serves at least one meal a day to paying guests on a full time basis&lt;br&gt;• The guest house should only provide an evening meal on a specific request from the transient guest</td>
<td>• An accommodation establishment consisting of not less than four and not more than twelve guestrooms&lt;br&gt;• Does not accept permanent residents&lt;br&gt;• Has as its primary activity, the supply of personally supervised accommodation</td>
</tr>
<tr>
<td><strong>SCALE</strong></td>
<td>• Maximum size of 32 persons or 16 rooms permitted&lt;br&gt;• Council may determine/restrict the number of establishments in a locality/guest rooms per establishment and lay down conditions necessary to mitigate the impact of the establishment, in order to protect the area's character&lt;br&gt;• Buildings can be free standing or linked structures, but residential character of particularly streetscape to be retained&lt;br&gt;• Second business (or home occupation) on same premises as guesthouse establishment not permitted</td>
<td>• The establishment should remain compatible with surrounding residential area&lt;br&gt;• Form and scale of development determined by development parameters of particular zone (i.e. floor space, building lines, height) and set out on SDP</td>
</tr>
<tr>
<td><strong>LOCATION</strong></td>
<td>May not abut onto a public road with a reserve narrower than 10m. With regard to maximum number of establishments in a particular locality, cumulative impact on services infrastructure must form part assessment.</td>
<td>• Encourage location in higher intensity land use areas in order to reduce impact on quite single dwelling neighbourhood character</td>
</tr>
</tbody>
</table>
### Desirable Location

- Properties larger than 800m²
- Properties near intersections and collector (class 4 and higher) roads;
- Properties near open spaces/areas/amenities
- Near or within neighbourhoods and areas designated for higher density and mixed use development
- Larger ones closer to nodes or main roads

### Self-Catering

- Meals supplied to guests/lodgers, employees and bona fide residents only
- Self-catering by means of a kitchenette (self-catering unit)s only, may be permitted; no fully self-contained units or self-catering apartments permitted

### Liquor Usage

- Subject to obtaining liquor licence and separate departure/consent application in terms of the zoning scheme (where required in terms of the scheme), alcoholic beverages only sold for consumption on-site with meals, to resident guests
- Permitted liquor trading hours as per Liquor Trading hour By-law

### Ancillary Facilities

- A place of entertainment shall be permitted, with conditions
- Where ancillary activities such as restaurants, lecture room, spa/hydro and wellness centre, small conference facilities or similar types of services are provided and depending on the zoning scheme, these are subject to a separate consent application to Council, if required by such zoning scheme
- In addition, such facilities/services may only be provided for the benefit of resident guests and must therefore relate to the extent of the guest-house establishment to ensure they are not used by the general public

### On-Site Residence

- Proprietor/manager may reside in a second dwelling
## MIDVAAL ACCOMMODATION POLICY GUIDELINES

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<tr>
<td>PARKING</td>
<td>• Owner’s parking space may be in form of garage</td>
<td>• Prevent on-street parking that may adversely affect traffic flow, the streetscape or area character generally</td>
</tr>
<tr>
<td></td>
<td>• Except where on-site parking/drop-off space is provided, guests may not arrive by 30-seater (or larger) bus</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Where on-site provision not possible, parking may be provided on abutting or nearby property, subject to a notarial tie being registered, or similar agreement, as approved by Council</td>
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</tr>
<tr>
<td></td>
<td>• 1 Parking bay per guest room</td>
<td></td>
</tr>
<tr>
<td>LOADING</td>
<td>• Provide on-site space for loading and deliveries.</td>
<td>• Prevent on-street loading for same reasons as above</td>
</tr>
<tr>
<td></td>
<td>• Depending on scale of establishment, designated guest parking bays may be shared as temporary loading space</td>
<td></td>
</tr>
<tr>
<td>STAFF FACILITIES</td>
<td>• No more than 5 staff members shall be employed in support of the establishment at any given time</td>
<td>• Restrict scale of operation and ensure staff quarters aren't used by visitors as additional accommodation</td>
</tr>
<tr>
<td></td>
<td>• Bona fide staff quarters shall be regarded as rooms for lodgers/guests and may not be converted to guest accommodation</td>
<td></td>
</tr>
<tr>
<td>SIGNAGE</td>
<td>• All outdoor signage to comply with Council's Outdoor Advertising By-law</td>
<td>• Prevent oversized signage that is detrimental to the area</td>
</tr>
<tr>
<td>ENVIRO. ISSUES</td>
<td>• Alteration or additions shall be compatible with the character of the area</td>
<td>• Protect amenity enjoyed by surrounding residents and character of the area</td>
</tr>
<tr>
<td></td>
<td>• Where located in historic precincts/heritage areas, external appearance/facade to be sensitive to this attribute and taken into account</td>
<td>• No activities constituting a source of public nuisance shall be carried out</td>
</tr>
<tr>
<td></td>
<td>• Where buildings are altered or newly constructed, Council’s Green Building Guidelines should be considered and applied</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• No disturbance from loud music or other sources after 23:00, except with separate approval from Council</td>
<td></td>
</tr>
<tr>
<td>LAND USE PROCESS</td>
<td>• Permitted as a primary right for 1-3 bedrooms</td>
<td>• There is a need to manage such activities and facilitate this land use that is on the increase</td>
</tr>
<tr>
<td></td>
<td>• Special Consent use application along with a Site Development Plan for 4-16 bedrooms</td>
<td></td>
</tr>
</tbody>
</table>
## BACKPACKING AND YOUTH HOSTELS

<table>
<thead>
<tr>
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</thead>
</table>
| **PURPOSE** | • My contain communal areas such as kitchen and dining areas and meeting rooms for the exclusive use of lodgers. Includes a boarding-house  
• Facilitate provision of flexible, affordable accommodation with associated communal facilities for transient guests in appropriate, accessible locations.  
• Backpacker establishments provide low cost accommodation to travelling people whose primary need is for a sleeping facility  
• Backpacker establishments provide only a bed and pillow  
• A kitchen is available for self-help, but no meals are provided for guests  
• All facilities are communal  
• It is situated in a residential building, block of flats or other suitable building | • Private rooms are sometimes available, but normally six to eight bunker beds are provided in a dormitory  
• Lockers for valuable items are provided  
• Communal ablution facilities are available in terms of health standards |
| **SCALE** | • No general restriction on number of rooms/beds, must be locally appropriate in context of the building characteristics and surrounding area  
• Council may however determine/restrict the number of beds/rooms per establishment in cases and lay down conditions necessary to mitigate the impact of the establishment, in order to protect the area’s character  
• Accommodation can be provided from a converted building and buildings can be free standing or linked structures | • Ensure a scale and form appropriate and sensitive to the local building and surrounding area context  
• Form and scale of development determined by an SDP |
| **LOCATION** | • Not supported on a single residential zoned property, subject site must have suitable general residential, mixed use or commercial zoning  
• Locational criteria that should be considered, include:  
  o proximity to public transport routes, commercial centres and tourist activities  
  o character of the surrounding area  
  o localities near intersections and collector/main roads  
  o mixed use or commercial locations (including areas designated for high density development) are encouraged | • Ensure contextually appropriate development, with maximum accessibility for transient guests which are normally less dependent on private transport |
<table>
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</thead>
</table>
| SELF CATERING     | • Meals and beverages supplied to resident guests only  
                    • In case of rooms, communal kitchen.                                                   | • Allow flexibility to guests with regards to catering arrangement but prevent creation of separate (self contained) dwelling units            |
| LIQUOR USAGE      | • No on-site liquor selling/licence permitted at establishment located in single residential areas. | • Liquor not permitted to be sold on site                                                                                                   |
| ANCILLARY FACILITIES | • Depending on the zoning scheme, ancillary tourist facilities are permitted, but a place of entertainment is not permitted  
                     • Such facilities/services may only be provided for the benefit of resident guests and must therefore relate to the extent of the establishment to ensure they are not used by the general public | • Prevent escalation of the establishment beyond the intended scale.                                                                         |
| ON-SITE RESIDENCE | • Full time manager is required, may reside on-site | • Ensure proper on-site management at all times.                                                                                              |
| PARKING           | • In addition to car parking, sufficient space to be provided on-site for shuttles, buses and overland trucks | • Prevent on-street parking that may adversely affect traffic flow, or area character generally                                           |
| LOADING           | • Where possible, provide on-site space for loading and deliveries | • Prevent on-street loading for same reasons as above                                                                                     |
| STAFF FACILITIES  | • Staff facilities are permitted, such as sleeping quarters, offices and a lounge | • Cater for operational requirements                                                                                                          |
| SIGNAGE           | • All outdoor signage to comply with Council's Outdoor Advertising By-law | • Prevent oversized signage that might be detrimental to visual integrity of the area                                                        |
### CRITERIA

<table>
<thead>
<tr>
<th>ENVIRON. ISSUES</th>
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<tbody>
<tr>
<td>• Any alteration or new structure shall be compatible with the character of the surrounding area</td>
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<tr>
<td>• Where located in historic precincts/heritage areas, external appearance/facade to be sensitive to this attribute and taken into account in design</td>
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<tr>
<td>• Where buildings are altered or newly constructed, Council's Green Building Guidelines should be considered and applied.</td>
</tr>
<tr>
<td>• No activities constituting a source of public nuisance shall be carried out</td>
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<tr>
<td>• No disturbance from loud music or other sources after 22h00, except with separate approval from Council</td>
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</tbody>
</table>

### LAND USE PROCESS

<table>
<thead>
<tr>
<th>LAND USE PROCESS</th>
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<tbody>
<tr>
<td>• It is situated in a residential building, blocks of flats or any other suitable building</td>
</tr>
<tr>
<td>• Permitted as a primary right where a Residential Building is permitted</td>
</tr>
<tr>
<td>• All other land use zones require special consent</td>
</tr>
<tr>
<td>• Residential 1 this use is not permitted</td>
</tr>
</tbody>
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### MIDVAAL ACCOMMODATION POLICY

<table>
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<tbody>
<tr>
<td>• Ensure a reasonable and contextually appropriate level of amenity to surrounding residents and inhabitants of the area</td>
</tr>
<tr>
<td>• Specific arrangements for the appropriate on-site storage and disposal of refuse/solid waste to be incorporated and set out on an SDP</td>
</tr>
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</table>

### JUSTIFICATION

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<tbody>
<tr>
<td>• There is a need to manage such activities and facilitate this land use in a sustainable manner</td>
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</tbody>
</table>
### 6.5 SELF CATERING APARTMENTS

<table>
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| **PURPOSE** | • A building or a group of buildings consisting of separate accommodation units rented for residential purposes, each incorporating a kitchenette/full kitchen, may also include an option of meals being provided communally  
• Include holiday flats, but exclude hotel, group housing, dwelling house or second dwelling  
• These are referred to as a room or rooms, including a facility for the preparation of meals and an ablution facility, which are rented out on a temporary basis. Guests have to cater for themselves  
• Self Catering Apartments shall only be permitted on erven within the designated urban edge of the Midvaal Local Municipality | • Provide a flexibility accommodation option in line with current trends for transient guests, visitors and tourists  
• The self-catering establishments shall according to SATOUR, consist of not less than four units |
| **SCALE** | • Form and scale of development determined by development parameters of particular zone (i.e. floor space, building lines, height) and the building context and set out on SDP  
• No general restriction on number of rooms/beds, must be locally appropriate in context of the building characteristics and surrounding area  
• Council may however determine/restrict the number of beds/rooms per establishment in cases and lay down conditions necessary to mitigate the impact of the establishment, in order to protect the area's character | • Ensure a scale and form appropriate and sensitive to the local building and surrounding area context  
• Units can be separate or connected to each other or to a part of the main building |
| **LOCATION** | • Not supported on a single residential zoned property, subject site must have suitable general residential, mixed use or commercial zoning.  
• Locational criteria that should be considered, include:  
  o proximity to public transport routes, commercial centres and tourist activities.  
  o character of the surrounding area  
  o mixed use or commercial locations (including areas designated for high density development) are encouraged | • Ensure contextually appropriate development, encouraged in high intensity land use areas/precincts  
• All facilities of the unit are for the private use of the guests |
### MIDVAAL ACCOMMODATION POLICY

#### GUIDELINES

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</table>
| SELF CATERING  | • By definition, self-catering either in the form of a kitchenette or full kitchen per unit is permitted, but an option may also be included to provide meals communally to guests  
• The self-catering establishments shall according to SATOUR, consist of not less than four units | • Allow flexibility to guests with regard to catering arrangements |
| LIQUOR USAGE   | • Unless meals also provided communally to resident guests, no on-site liquor selling/licence permitted | • Protect amenity and character of the area |
| ANCILLARY FACILITIES | • Tourist and other ancillary facilities normally associated with a hotel, such as restaurants, tourists shops, sport facilities, banquet halls, spa/hydro and wellness centre and conference facilities, not permitted | • Restrict establishment/development to an appropriate scale |
| ON-SITE RESIDENCE | • Depending on zoning schemes, staff quarters are permitted | • Accommodate operational requirements |
| PARKING        | • Provide on-site parking as follows:  
• 1.5 bays per unit  
• Except where on-site parking/drop-off space is provided, guests may not arrive by 30-seater (or larger) bus | • Prevent on-street parking that may adversely affect traffic flow, the streetscape or area character generally |
| LOADING        | • Provide on-site space for loading and deliveries  
• Depending on scale of establishment, designated guest parking bays may be shared as temporary loading space | • Prevent on-street loading for same reasons as above |
| STAFF FACILITIES | • Staff facilities are permitted such as sleeping quarters, offices and a lounge  
• Bona fide staff quarters shall be regarded as rooms for lodgers/guests and may not be converted to guest accommodation | • Cater for operational requirements but prevent escalation of development beyond intended scale |
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<td>SIGNAGE</td>
<td>• All outdoor signage to comply with Council's Outdoor Advertising By-law</td>
<td>• Prevent oversized signage that might be detrimental to visual integrity of the area</td>
</tr>
<tr>
<td>ENVIRON. ISSUES</td>
<td>• Any alteration or new structure shall be compatible with the character of the surrounding area</td>
<td>• Protect amenity enjoyed by surrounding residents and character of the area</td>
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<tr>
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<td>• Where located in historic precincts/heritage areas, external appearance/facade to be sensitive to this attribute and taken into account in design</td>
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<td>• Where buildings are altered or newly constructed, Council's Green Building Guidelines should be considered and applied.</td>
<td></td>
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<tr>
<td></td>
<td>• No activities constituting a source of public nuisance shall be carried out</td>
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<tr>
<td></td>
<td>• No disturbance from loud music or other sources after 22h00, except with separate approval from Council</td>
<td></td>
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<tr>
<td></td>
<td>• Specific arrangement for the appropriate on-site storage and disposal of refuse/solid waste to be incorporated and set out on SDP</td>
<td></td>
</tr>
<tr>
<td>LAND USE PROCESS</td>
<td>• A rezoning application for Self Catering Apartments, along with a detailed Site Development Plan, shall be required as they have a similar impact to that of a hotel.</td>
<td>• There is a need to manage such activities and facilitate this land use that is on the increase</td>
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</table>
### 6.6 HOTELS

<table>
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| PURPOSE        | • Purpose built building, which may consist of multiple free standing structures or a multiple storey single structure  
• Provide separate rooms with at least one communal dining facility  
• Breakfast is served and lunch and dinner are available by prior arrangement  
• All provided facilities are for the exclusive use of the residing guests  
• No provision is made for self-catering |
|                | Provide high end accommodation options for transient guests, visitors and tourists.                     |                                                                                       |
| SCALE          | • Form and scale of development determined by development parameters of particular zone (i.e. floor space, building lines, height) and the building context and set out on SDP.  
• No general restriction on number of rooms/beds, must be locally appropriate in context of the building characteristics and surrounding area.  
• Council may restrict the number of bedrooms per establishment in cases and lay down conditions necessary to mitigate the impact of the establishment, in order to protect the area's character. |
|                | Ensure a scale and form appropriate and sensitive to the local building and surrounding area context     |                                                                                       |
| LOCATION       | • Locational criteria that should be considered, include:  
  o Scale of operation  
  o Proximity to public transport routes, commercial centres and tourist activities.  
  o Character of the surrounding area  
• A range of locations are supported, including business district areas, medium to high density residential areas, mixed use areas and resorts |
|                | Accommodate hotel in most locations, but excluding single residential dwelling based area.            |                                                                                       |
| SELF CATERING  | • Self catering is not permitted in a hotel establishment                                          | Not permitted                                                                     |
## CRITERIA
### MIDVAAL ACCOMMODATION POLICY GUIDELINES
### JUSTIFICATION

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| **LIQUOR USAGE**  | • Subject to obtaining liquor licence, alcoholic beverages may be sold for on-site consumption by resident guests including with meals in the dining or bar facilities of the hotel  
• Permitted liquor trading hours as per Liquor Trading Hour By-law                                                                 | • Ensure compliance with Liquor legislation but allow for diverse range of facilities/services to guests                                                                                                      |
| **ANCILLARY FACILITIES** | • Depending on the zoning scheme, other ancillary services may include lecture rooms, a tourist/gift shop, sports facilities, banquet hall, spa/hydro, wellness centre, bar facility or any other facility which is reasonable and ordinary related to a hotel  
• Subject to zoning scheme requirements, a place of entertainment may be provided, with the size and nature of the facilities determined by an SDP | • Enable provision of a wide variety of complimentary services and facilities available to guests                                                                                                               |
| **ON-SITE RESIDENCE** | • Permanent accommodation may be provided on-site for the manager of the establishment, as well as bona fide staff quarters                                                                                   | • Accommodate operational requirement and support establishment management                                                                                                                                   |
| **PARKING**       | • Sufficient space to be provided on-site for shuttles and buses  
• 1 Parking space per bedroom or suite  
• 6 parking spaces per 100m$^2$ of public floor area                                                                                                  | • Prevent on-street parking that may adversely affect traffic flow, the streetscape or area character generally.                                                                                             |
| **LOADING**       | • Sufficient dedicated on-site loading and delivery space to be provided, and set out per SDP                                                                                                              | • Prevent on-street loading for same reasons as above                                                                                                                                                    |
| **STAFF FACILITIES** | • Staff facilities are permitted, such as sleeping quarters, offices and a lounge.  
• Bona fide staff quarters shall be regarded as rooms for lodgers/guests and may not be converted to guest accommodation                                                                 | • Cater for operational requirements but prevent escalation of development beyond intended scale                                                                                                              |
<p>| <strong>SIGNAGE</strong>       | • All outdoor signage to comply with Council's Outdoor Advertising By-law                                                                                                                                  | • Prevent oversized signage that might be detrimental to visual integrity of the area                                                                                                                 |</p>
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</table>
| **ENVIRON. ISSUES** | • Any alteration or new structure shall be compatible with the character of the surrounding area.  
• Where located in historic precincts/heritage areas, external appearance/facade to be sensitive to this attribute and taken into account in design  
• Where buildings are altered or newly constructed, Council’s Green Building Guidelines should be considered and applied  
• No activities constituting a source of public nuisance shall be carried out.  
• No disturbance from loud music or other sources after 22h00, except with separate approval from Council  
• Council may prescribe specific hours for special events that may cause public nuisance, and prescribe specific mitigating measures to be implemented in such cases  
• Specific arrangements for the appropriate on-site storage and disposal of refuse/solid waste to be incorporated and set out on an SDP | • Ensure a reasonable and contextually appropriate level of amenity to surrounding residents and inhabitants of the area |
| **LAND USE PROCESS** | • A rezoning application for Hotel, along with a detailed Site Development Plan, shall be required unless the specific land use zone permits a hotel as a primary right. | • There is a need to manage such activities and facilitate this land use |
6.7 LODGES / RESORT ACCOMMODATION

<table>
<thead>
<tr>
<th>CRITERIA</th>
<th>MIDVAAL ACCOMMODATION POLICY GUIDELINES</th>
<th>JUSTIFICATION</th>
</tr>
</thead>
</table>
| **PURPOSE** | • Harmoniously designed and purpose built guest accommodation units on a short term occupancy or time sharing basis for holiday or recreational purposes, often in a unique environment  
• Consists of multiple free standing, linked or single structures and is a single (private or public owned) enterprise  
• Or, where inside the urban edge, consist of normal township establishment and allows for alienation of individual units by means of time sharing, sectional title, share block or subdivision and full separate title  
• Does not include a hotel, but may include ancillary facilities which are reasonable related to resort housing such as ablution facilities, tourist facilities, recreation facilities, sports facilities, lecture rooms, restaurant, conference facilities, spa/hydro, wellness centre, caravan park and camping  
• Provide accommodation for tourists and visitors in a unique recreational/holiday setting and context  
• The size and nature of the facilities and the resort accommodation to be determined by a special consent use application and the submission of a Site Development Plan | |
| **SCALE** | • Form and scale of development to be determined as a maximum of 1 dwelling unit per 5 Ha, subject to the following conditions:  
  o On proposal merits if no policy or spatial framework exist  
  o By contextual informants such as environmental sensitivity, views, carrying capacity for the environment etc.  
  o By the development parameters of particular zone (i.e. floor space, building lines, height) where applicable, set out on a SDP  
• Ensure a contextually appropriate scale of development in harmony with its surroundings and with an acceptable environmental impact | |
| **LOCATION** | • Council may determine/restrict the number of beds/rooms per establishment in cases and lay down conditions necessary to mitigate the impact thereof, in order to protect the surrounding environment, area's carrying capacity etc.  
• Outside urban edge, no individual subdivision/separate title units/township establishment permitted  
• Locational criteria that should be considered include if outside urban edge, proximity to a unique natural/recreational resource | |
<table>
<thead>
<tr>
<th>CRITERIA</th>
<th>MIDVAAL ACCOMMODATION POLICY GUIDELINES</th>
<th>JUSTIFICATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SELF CATERING</strong></td>
<td>• In addition to an option to provide meals communally (e.g. in the form of a restaurant) to resident guests, self-catering may be permitted (e.g. separate kitchen per unit or cooking/braai facilities in case of camping)</td>
<td>• Self-catering may be permitted</td>
</tr>
<tr>
<td><strong>LICOR USAGE</strong></td>
<td>• Subject to obtaining liquor licence and separate departure/consent application in terms of the zoning scheme (where required in terms of the scheme), alcoholic beverages may be sold for on-site consumption by resident guests including with meals in a restaurant or in a bar facility.</td>
<td>• Ensure compliance with Liquor legislation but allow for diverse range of facilities/services to guests</td>
</tr>
<tr>
<td><strong>ANCILLARY FACILITIES</strong></td>
<td>• Depending on the zoning scheme, other ancillary services may include ablution facilities, lecture rooms, a restaurant, a tourist shop/facilities, recreation facilities, walking or cycling trails, horse riding, sports facilities, banquet hall, spa/hydro, wellness centre, caravan park and camping and any other use which is reasonable related to resort accommodation, subject to the consent of the Council.</td>
<td>• Enable provision of a wide variety of complimentary services and facilities available to guests</td>
</tr>
<tr>
<td><strong>ON-SITE RESIDENCE</strong></td>
<td>• Permanent accommodation may be provided on-site for the manager of the establishment, as well as bona fide staff quarters</td>
<td>• Accommodate operational requirement and support management</td>
</tr>
<tr>
<td><strong>PARKING</strong></td>
<td>• Parking to be provided to the satisfaction of the Executive Director: Development and Planning</td>
<td>• Ensure orderly parking arrangement and prevent any unsafe traffic conditions on abutting public roads</td>
</tr>
<tr>
<td><strong>LOADING</strong></td>
<td>• Dedicated on-site loading and delivery space to be determined on merit, and set out per SDP.</td>
<td>• Ensure orderly loading / delivery arrangement and prevent any unsafe traffic conditions on abutting roads</td>
</tr>
</tbody>
</table>
### MIDVAAL ACCOMMODATION POLICY

#### STAFF FACILITIES
- Staff facilities are permitted, such as sleeping quarters, offices and a lounge.
- Bona fide staff quarters shall not be regarded as rooms for lodgers/guests and may not be converted to guest accommodation.

#### SIGNAGE
- All outdoor signage to comply with Council's Outdoor Advertising By-law.

#### ENVIRON. ISSUES
- Any new structures must be sensitively designed in context of the character of the surrounding environment and Council may impose a condition requiring submission and approval of an Architectural Design Guide.
- Where buildings are altered or newly constructed, Council's Green Building Guidelines should be considered and applied.
- No activities constituting a source of public nuisance shall be carried out.
- No disturbance from loud music or other sources after 22h00, except with separate approval from Council.
- Council may prescribe specific hours for special events that may cause public nuisance, and prescribe specific mitigating measures to be implemented in such cases.
- Specific arrangements for the appropriate on-site storage and disposal of refuse/solid waste to be incorporated and set out on an SDP.

#### LAND USE PROCESS
- Does not include a hotel, but may include ancillary facilities which are reasonable related to resort housing such as ablution facilities, tourist facilities, recreation facilities, sports facilities, lecture rooms, restaurant, conference facilities, spa/hydro, wellness centre, caravan park and camping.
- Reference must be made to the zoning to determine whether a special consent or rezoning would be required.

#### JUSTIFICATION
- Cater for operational requirements but prevent escalation of development beyond intended scale.
- Prevent oversized signage that might be detrimental to visual integrity of the area.
- Protect the character and amenity of the surrounding area.
- There is a need to manage such activities and facilitate this land use that is on the increase.
## 6.8 GAME FARMS

<table>
<thead>
<tr>
<th>CRITERIA</th>
<th>MIDVAAL ACCOMMODATION POLICY GUIDELINES</th>
<th>JUSTIFICATION</th>
</tr>
</thead>
</table>
| **PURPOSE** | • Harmoniously designed and purpose built guest accommodation units on a short term occupancy or time sharing basis for holiday or recreational purposes, in a unique environment related to wild life preservation, hunting or fishing recreation.  
• Consists of multiple free standing, linked or single structures and is a single (private or public owned) enterprise. The accommodation must be subsidiary to the main use with a maximum of 1 dwelling unit per hectare  
• Does not include a hotel, but may include ancillary facilities which are reasonable related to the game farm such as ablution facilities, tourist facilities, recreation facilities, sports facilities, and restaurant  
• This use is only permitted outside of the urban edge | • Provide accommodation for tourists and visitors in a unique recreational/holiday setting and context  
• The size and nature of the facilities and the game farm accommodation to be determined by a special consent use application and the submission of a Site Development Plan |
| **SCALE** | • Form and scale of development shall be a maximum of 1 dwelling unit per 5 hectares, subject to the following conditions:  
  o Shall not deter from the main function of the game farm  
  o by contextual informants such as environmental sensitivity, views, carrying capacity for the environment etc.  
  o by the development parameters of particular zone (i.e. floor space, building lines, height) where applicable  
  o and set out on a Site Development Plan | • Ensure a contextually appropriate scale of development in harmony with its surroundings and with an acceptable environmental impact |
<p>| <strong>LOCATION</strong> | • Council may determine/restrict the number of dwelling units per establishment in certain cases and impose conditions necessary to mitigate the impact, in order to protect the surrounding environment | • Locational criteria that should be considered include if outside urban edge, proximity to a unique natural/rec. resource |</p>
<table>
<thead>
<tr>
<th>CRITERIA</th>
<th>MIDVAAL ACCOMMODATION POLICY GUIDELINES</th>
<th>JUSTIFICATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>SELF CATERING</td>
<td>• In addition to an option to provide meals communally (e.g. in the form of a restaurant) to resident guests, self-catering may be permitted (e.g. separate kitchen per unit or cooking/braai facilities in case of camping).</td>
<td>• Self-catering may not be permitted</td>
</tr>
</tbody>
</table>
| LIQUOR USAGE         | • Subject to obtaining liquor licence and separate departure/consent application in terms of the zoning scheme (where required in terms of the scheme), alcoholic beverages may be sold for on-site consumption by resident guests including with meals in a restaurant or in a bar facility.  
                       • Permitted liquor trading hours as per Liquor Trading hour By-law | • Ensure compliance with Liquor legislation but allow for diverse range of facilities/services to guests |
| ANCILLARY FACILITIES | • Depending on the zoning scheme, other ancillary services may include ablation facilities, a restaurant, a tourist shop/facilities, recreation facilities, walking or cycling trails, horse riding, sports facilities, banquet hall, and any other use which is reasonably related to a game farm, subject to the consent of the Council. | • Enable provision of a wide variety of complimentary services and facilities available to guests |
| ON-SITE RESIDENCE    | • Permanent accommodation may be provided on-site for the manager of the establishment, as well as bona fide staff quarters.                                                                                                                                              | • Accommodate operational requirements and establishment management / oversight |
| PARKING              | • Parking to be provided to the satisfaction of the Executive Director: Development and Planning  
                       • Ensure orderly parking arrangement and prevent any unsafe traffic conditions on abutting public roads                                                                                                               | • Ensure orderly parking arrangement and prevent any unsafe traffic conditions on abutting public roads |
| LOADING              | • Dedicated on-site loading and delivery space to be determined on merit, and set out per SDP  
                       • Ensure orderly loading / delivery arrangement and prevent any unsafe traffic conditions on abutting roads                                                                                                       | • Ensure orderly loading / delivery arrangement and prevent any unsafe traffic conditions on abutting roads |
### CRITERIA

#### STAFF FACILITIES
- Staff facilities are permitted, such as sleeping quarters, offices and a lounge
- Bona fide staff quarters shall not be regarded as rooms for lodgers/guests and may not be converted to guest accommodation

#### SIGNAGE
- All outdoor signage to comply with Council's Outdoor Advertising By-law

#### ENVIRON. ISSUES
- Any new structures must be sensitively designed in context of the character of the surrounding environment and Council may impose a condition requiring submission and approval of an Architectural Design Guide
- Where buildings are altered or newly constructed, Council's Green Building Guidelines should be considered and applied.
- No activities constituting a source of public nuisance shall be carried out.
- No disturbance from loud music or other sources after 23:00, except with separate approval from Council
- Council may prescribe specific hours for special events that may cause public nuisance, and prescribe specific mitigating measures to be implemented in such cases
- Specific arrangements for the appropriate on-site storage and disposal of refuse/solid waste to be incorporated and set out on an SDP

#### LAND USE PROCESS
- No individual subdivision/separate title units/township establishment permitted, especially on agricultural land
- Does not include a hotel, but may include ancillary facilities which are reasonable related to the game farm such as ablution facilities, tourist facilities, recreation facilities, sports facilities, and restaurant
- Special consent use and SDP for any more that 2 dwelling units

### MIDVAAL ACCOMMODATION POLICY GUIDELINES

- Cater for operational requirements but prevent escalation of development beyond intended scale
- Prevent oversized signage that might be detrimental to visual integrity of the area
- Protect the character and amenity of the surrounding area
- Water conservation and energy efficiency practices are to be put in place and shall be included in the special consent application to the Council
- There is a need to manage such activities and facilitate this land use
7. PROPOSED LAND USE DEFINITIONS

<table>
<thead>
<tr>
<th>TERM</th>
<th>ACCOMMODATION POLICY DEFINITIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ancillary</td>
<td>A land use, purpose, building, structure or activity which is directly related to, and subservient to, the lawful dominant use of the property.</td>
</tr>
<tr>
<td>Backpackers' Lodge</td>
<td>A building where lodging is provided, and may incorporate cooking, dining and communal facilities for the use of lodgers, together with such outbuildings as are normally used therewith; and includes a building in which beds are rented for residential purposes, residential building, youth hostel, backpackers' lodge, guesthouse and residential club; but does not include a hotel, or second dwelling</td>
</tr>
</tbody>
</table>
| Bed and Breakfast       | A dwelling-house or second dwelling in which the owner of the dwelling supplies lodging and meals for compensation to transient guests who have permanent residence elsewhere; provided that:  
  - The dominant use of the dwelling-house concerned shall remain for the living accommodation of a single family  
  - The property complies with the requirements contained in the zoning scheme for a bed and breakfast establishment. |
| Boarding House          | A building where lodging is provided, and may incorporate cooking, dining and communal facilities for the use of lodgers, together with such outbuildings as are normally used therewith; and includes a building in which rooms are rented for residential purposes, youth hostel, backpackers' lodge, guest-house and residential club; but does not include a hotel, dwelling house, or second dwelling |
| Camping Site            | A property used for the erection of tents, caravans or other temporary structures for temporary accommodation for visitors or holiday makers, and includes ablution, cooking and other facilities that are use of such visitors., which;  
  - includes a caravan park, whether publicly or privately owned; but  
  - excludes the alienation of land on the basis of time sharing, sectional title, share blocks or individual subdivision; and excludes resort accommodation or mobile homes. |
| Caravan                 | A vehicle which has been equipped or converted for living and sleeping purposes and which can be readily moved.                                                       |
| Communal Facilities     | Indoor and outdoor space intended for recreational use, which may include a play area, garden, and/or a swimming pool.                                        |
ANNEXURE D

MIDVAAL LOCAL MUNICIPALITY
AGRICULTURAL POLICY
8. POLICY STATEMENTS

The policy statements are underpinned by the principle of retaining viable economic farm units. The focus is on land that is utilised for agricultural activities, no matter what its zoning. Where farm units are too small to provide a sufficient and sustainable income, the pressure for land use change increases dramatically. The norms and standards presented here provide the minimum possible standards for viable economic units. In addition to these, it is also essential that the following issues be considered when the norms and standards are applied:

- Natural resource capacity, particularly water and impact on the environment
- Sustainability
- Human capital requirements
- Local agro-ecological peculiarities

When considering agricultural policy it is useful to distinguish between those aspects of agricultural land use over which the Midvaal Local Municipality has direct control, i.e. the subdivision of agricultural land.

8.1 Subdivision of Land for Agricultural Purposes

The subdivision of land in this instance is in relation to two sets of legislation, namely

- The Division of Land Ordinance No 20 of 1986
- The Subdivision of Agricultural Land Act No 70 of 1970. This Act is of relevance for agricultural land that is still viable for farming purposes. In most cases for farm portions greater than 20 hectares in extent
- The subdivision of agricultural land should not result in units smaller than:
  - A unit able to carry 60 livestock units on land used for grazing
  - A unit of 100 hectares on land used for dry crop production
  - A unit of 20 hectares on irrigated land with the proviso that of validated water rights from a recognisable source, such as a water scheme or borehole, for 10 hectares is available
• These standards will also apply to the notion of small holdings - small holdings may not be established on productive or high potential agricultural land

• If piped water is not available (excluding borehole water), the minimum size for subdivision of farm portions that are on medium or low potential agricultural land, is 5 hectares. If piped water is available (excluding borehole water), the minimum size for subdivision of farm portions that are on medium or low potential agricultural land, is 1 hectare.

• Notarial links will only be allowed when consolidation is not possible and/or where the municipality boundaries do not allow it.

• Restrictions on processing of undivided shares application will remain in place so as to pre-empt pressure for subdivision and ensure accountable ownership of the property.

• An agricultural holding can be subdivided to a minimum size of 8565m², as stipulated in the Agricultural Holdings Act No 22 of 1919.

• Subdivision of farm portions smaller than 1 hectare or holdings smaller than 8565m², where piped water is available (excluding borehole water), are not supported. In such cases township establishment applications will need to be submitted in terms of the Town-planning and Townships Ordinance No15 of 1986. Further, this Policy does not guarantee approval of any application. Each application will be treated on its own merit.

8.2 Dwelling Units on Agricultural Land

The number of dwelling units which can be erected are controlled by the various town planning schemes in operation across the Midvaal Local Municipality. The general, standardised guidelines are, however, as follows:

• All suitable zoned properties (Residential, Agricultural, Undetermined) permit as a primary right one dwellings unit. It should be noted that a dwelling unit in this case is subsidiary to the main use.

• For a second dwelling unit a special consent shall be applied for in terms of the stipulated requirements. They shall only be permitted on erven larger than 750m² and shall be restricted to 120m² in extent.
• Densification of the rural areas outside of the urban edge shall be limited, due to the lack of services and the impact on the scarce agricultural land.
• Clustering of buildings should be regarded as a high priority to reduce visual impacts and effects on productive land.
• New access roads that could impact negatively on natural processes, the fragmentation of land units and visual amenity should not be allowed.

8.3 Employee Accommodation on Agricultural Land

The following policy guidelines have been developed in relation to employee accommodation on farms, farm portions and agricultural holdings:

• For farm portions larger than 5 hectares, a land owner may erect up to 6 units for employees as a primary right. For more than 6 units, a special consent use application shall be submitted. In all cases building plans must be submitted and approved prior to construction.
• For farm portions smaller than 5 hectares, a land owner may erect 2 units for employees as a primary right. For more than 2 units, a special consent use application shall be submitted. In all cases building plans must be submitted and approved prior to construction.
• For agricultural holdings, a land owner may erect a maximum of 1 unit for employees. For more than 1 unit, a special consent use application shall be submitted. In all cases building plans must be submitted and approved prior to construction.
• Each employee unit shall not exceed a floor area of 120m².
• The footprint of buildings and cartilage should be limited in order to minimise impacts on productive soil. Existing and where possible, future productive land in relation to the proposed additional buildings should be clearly shown on the application.
• The use of existing disturbed sites for additional dwelling units and farm worker housing is preferable.
• The location of farm worker housing should include the consideration of safe access to social facilities and transport opportunities.
8.4. Norms and Standards for Land Use Change

Land use change in this context refers to applications which also require an application in terms of land use management legislation and which will result in farming activities ceasing on the land that is the subject of the application.

8.4.1 Land Use Change to Residential or Commercial

Typically this would entail an application for township establishment with the view to develop the land and sell erven. When considering such applications the Midvaal Municipality should focus on the potential impact of such developments on agricultural resources, i.e. planning and environmental issues, although important, should be secondary considerations as these are the responsibilities of other authorities.

Potential impacts to consider when assessing an land use application to change from an agricultural use to another, more intense land use, are:

- The irreversible loss of productive, high potential agricultural land
- Impacts on sensitive land such as wetlands, and land vulnerable to erosion with resultant impact on adjacent farming practises.
- The fragmentation of agricultural areas. The fragmentation of agricultural land limits farmers' ability to expand farming operations and in general reduces confidence in the agricultural industry, dissuading farmers from investing in farming.
- Loss of employment opportunities for people who do not have sufficient skills to find employment in another sector.
- The potential impacts of the development on neighbouring properties, e.g. complaints about crop spraying, noise or unpleasant smells.
- Increased competition for the use water resources, for the purpose other than agriculture.
- Potential pollutants of water and soil, e.g. runoff from highly manicured lawns that may impact on agricultural production.
• An increase in traffic which may impact on roads used to transport agricultural produce.
• An increase in land value based on expectations of development rights that inhibit the expansion of units in the area as well as the potential for land reform.
• A general loss of amenity in the area, which may impact on the long term desirability of farming in the area.

In the light of the above, the following criteria should guide decision making:
• The quality and viability of the land that will be lost – particular issues to be considered is whether the land is irrigated and whether the DoA has provided financial and other assistance in providing agricultural infrastructure to the property.
• The location of the development should not constitute leap frog development or result in the establishment of a new node over time.
• The development may not result in the use of water reserved for agricultural purposes for other purposes.
• The development should be consistent with any approved forward planning exercise that applies to the area, as referenced in the Midvaal Spatial Development Framework.

8.4.2 Land Use Change with a View to Establish an Agri-village

The establishment of agri-villages constitutes a form of land use change in support of agricultural production as well as providing security of tenure to farm workers. Unsustainable agri-villages have the potential to lock people into poverty through limiting access to social and economic opportunities. In addition, the development of too many agri-villages in an area and the development of inappropriate form, style and scale of buildings can impact on the amenity of an agricultural area.
Thus the following criteria should guide decisions regarding the establishment of agri-villages:

- A sequential approach must be used to determine the optimal location of an agri-village – i.e. it must be demonstrated why farm worker housing cannot be provided in an urban area, before an agri-village can be established outside existing nodes
- Agri-villages should be located in areas where there is a high economic potential
- Agri-villages must be identified as a node in the spatial development framework of the relevant local municipality
- Agri-villages should be within walking distance (less than 2km) of a public transport opportunity (this allows people to access other opportunities and does not “lock” them into areas with no opportunities)
- Agri-villages should preferably be established on existing disturbed sites
- Agri-villages should be limited population size (usually up to 500 people) and contain all major settlement functions (mixed residential, social facilities, commercial space and public open space) with a particular emphasis on human development programmes.

8.4.3 Land Use Change to allow for Mining, Waste Disposal Sites and Other Large Scale Infrastructure

Land use changes for mining, waste disposal sites and other large scale infrastructure could have severe negative impacts on surrounding agricultural activities including:

- Damage to crops and livestock as a result of increased dust (in the case of open cast mining) and ground water pollution
- Increased heavy vehicle traffic that damages roads and impact on road safety
• Fragmentation of farm land with the resultant negative impacts listed above
• A general loss of amenity in the area, which may impact on the long term desirability of farming in the area

Thus in considering applications that will result in a change of land use to allow for mining, waste disposal; sites and other large scale infrastructure Midvaal should request that the application includes an assessment of the impact of the mine on agriculture in the area, as well as set conditions regarding the mitigation of such impacts. No such development may be allowed on productive, high potential agricultural land.

It is further recommended that the Midvaal Local Municipality amends it town planning schemes to incorporate a mining purpose zoning. This would enable the Municipality to have more control over the related issues that such a land use impacts on. It should be noted that the mining use will not be able to be addressed by the Municipality as it is a national government competency but the related municipal issues Midvaal would be able to influence, namely:

• Management and upgrading of access roads or railway lines to and from the intended mining facilities
• Investment by the mining operators into sustainable waste management practices and environmentally sound operations, to the satisfaction of the municipality
• Control of the limited water resources
• Pollution control, including noise, water, underground and air pollution
• Energy efficiency practices
• Other service provision
• Housing and amenities for mining personnel, etc.

8.4.4 Land Use Change to allow for Nature Reserves and Resorts
Related to the above, are land use changes to allow for nature reserves and resort type development, with the exception that such development is usually located outside of urban edge. Game farming is considered elsewhere. Of greatest concern with such developments is that permission for land use is often initiated with the view to obtaining more land use rights typically to allow for low-density residential development in the future, which would have similar potential impacts as those, listed above.

Thus land use change to nature reserves and resorts should be considered only under the following conditions:

• Relevant conditions in NEMA and other environmental legislation shall apply
• Resorts shall not be permitted on high potential, unique agricultural land and irrigated agricultural land currently under cultivation.
• The potential to undertake restoration to re-establish natural habitat must be demonstrated, where a nature reserve is being proposed.
• No further subdivision of the property may be allowed on erven with high potential agricultural land
• Only limited accommodation may be allowed as follows:
  o In mountains or hill terrain – 1 unit per 10ha
  o On plains 1 unit per 30ha
  o Dwelling units are limited to a floor area of 120m²
  o Dwelling units should be clustered and interrelated
• An environmental management plan should indicate how potential impacts on adjacent agricultural land will be mitigated for instance how burning regimes and runoff form landscaped areas will be controlled
• No water reserved for agricultural purposes may be used to serve the development
• An SDP shall be submitted along with the special consent use application or rezoning, which details the functionality of the resort, ancillary facilities, access, elevation, etc.
There may be circumstances that is of high potential and has not been cultivated which are the subject of a sub-division application for the purpose of establishing a nature reserve. Such land may be of high biodiversity or conservation value. In these circumstances, there is a need for extensive consultation with the relevant environmental authority and nature conservation authority. The possibility that subdivision of such land would have merit from a biodiversity perspective is limited. The approach should be to retain this land as an intact unit, unless otherwise indicated by both the relevant environmental authority and nature conservation authority.

8.4.5 Land Use Change to Allow for Game Farms

There are a number of permutations related to game farming – it can take the form of an enterprises breeding game for meat production, hunting purposes, export or conservation purposes, or it could be geared towards tourism in which case it would mostly like include lodges and other facilities required to accommodate tourists.

A switch from livestock to game farming does not require permission for a land use change in terms of planning legislation (except where tourist accommodation is provided) and also does not require consent, except where veterinary permits are needed for the importation and keeping of certain animal species. However game farming is controlled by environmental and tourism legislation. The following criteria should be used to assess such applications:

- Relevant conditions in NEMA and other environmental legislation shall apply
- The minimum subdivision requirement of 60 livestock units per subdivided land unit remains applicable.
- With regard to accommodation for tourists or hunters the criteria for resort developments remain applicable.
On farm activities and uses refer to land uses that do not necessarily require subdivision or rezoning of agricultural land and which are secondary to the agricultural activities. Typically theses would include uses that provide additional income so as guest accommodation on a small scale, farm stalls and function venues. Potential negative impacts of such developments include:

- Negative impacts on agricultural production through fragmentation of farmed areas, or concerns regarding noise and other types of pollution
- Additional non-farm related traffic could impact on the road maintenance and traffic volumes
- Additional road requirements which lead to loss of productive land and require erosion control
- A general loss of amenity through unsightly and dense development which may impact on the long term desirability of agriculture in the area as well as increased pressure for land use change.

### 8.5 General Land Use Criteria for Agricultural Land

The following criteria should apply to such on farm activities:

#### 8.5.1 Commercial Uses

- One farm stall and farm shop may be allowed per unit and the floor area should be limited to 100m².
- A farm stall or farm shop shall only sell local produce that is related to the farming activity or home industry products made by the local community.
- Where consideration is given to allow additional buildings such as bush pubs, tasting or function venues, such applications should be accompanied by a site development plan that indicates buildings and productive and unproductive land (i.e. land used for parking). New buildings may not result in loss of productive land, including access roads to such buildings, and as a rule not more than 10% of the property may be used for non-farming purposes – this includes the additional dwelling unites referred to above.
8.5.2 Agri-industry

Agri-industry refers to buildings and infrastructure required to accommodate processing of agricultural products in close vicinity of the production thereof, e.g. abattoirs and wine cellars. In many instances such uses require a change of zoning in terms of planning legislation and may also require a subdivision to account for ownership issues (e.g. enterprise held by co-operatives). The following criteria apply to agri-industry:

- Where subdivision is required only the minimum land required may be subdivided and the remainder of the property must remain a viable unite as per the norms and standards set out above
- Agri-industries may not be established on productive agricultural land
- The location of such industries in relation to access roads requires careful consideration – new roads to accommodate such agri-industries should be avoided at all costs.

There is no doubt that we need an alternative agricultural development paradigm, one that encourages more ecologically, bio diverse, sustainable and socially just forms of agriculture. Strategies are needed which lead to the revitalization of small and medium sized farms, and point the way towards the reshaping of the entire agricultural policy and food system in ways that are economically viable to farmers and consumers.