



TEDDERFIELD

PRECINCT PLAN

JANUARY 2011

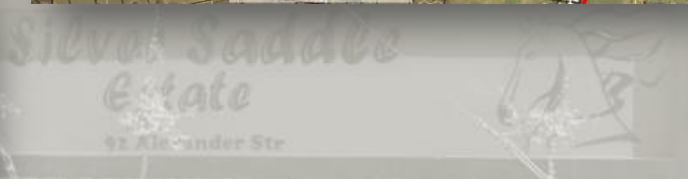
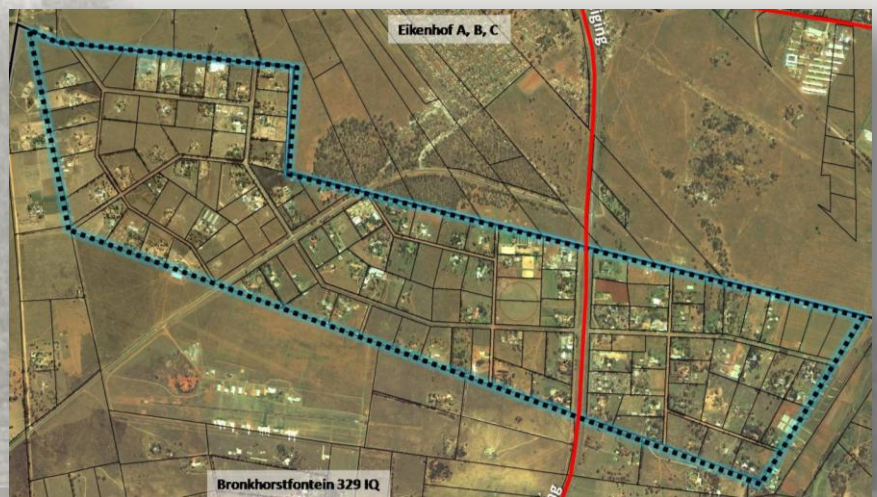


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TEDDERFIELD PRECINCT PLAN

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 deals with the Tedderfield Precinct Plan.

1.2 OBJECTIVES

The objective of this exercise is to compile a Precinct Plan for the Tedderfield Agricultural Holdings area 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 intention 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 social facilities without negatively impacting on the rural character of the local and surrounding regional environment.

CHAPTER 2: SITUATIONAL ANALYSIS

2.1 LOCATION

The location of the Tedderfield Agricultural Holdings area is graphically depicted on **Figure 1**. From this it is evident that the precinct is located in the western region of the Midvaal Local Municipality and more specifically the far north-western parts of the municipal area. To the north it borders onto the Eikenhof area located in the City of Johannesburg with the Klip River being located further towards the north.

The Tedderfield Agricultural Holdings represents the far northern part of the R82 corridor which extends from south to north through the western parts of the Midvaal municipal area, and which comprises an extensive range of Agricultural Holdings (A.H.) and rural residential areas (refer to Figure 1). These include areas like Balmoral, De Deur Estates, Walkers Fruit Farms A.H., Homestead Apple Orchards A.H., Golfview A.H., the proclaimed Ohenumeri residential area, the Golfview Agricultural Village, the Walkerville and Blignautsrus A.H., and then a large predominantly rural area before reaching the Tedderfield Agricultural Holdings at the far northern end.

Figure 2 depicts the area in greater detail with an aerial photograph illustrating the more detailed spatial structure and intensity of development in and around Tedderfield. Significant features which are clearly visible from this image is the airfield which is located directly adjacent to the south-west of the Tedderfield on the farm Bronkhorstfontein 329 IQ; route R82 which bisects the eastern part of Tedderfield area from north to south; Nettleton Road which runs through the western parts linking route R82 to Orange Farm further towards the south; the Eikenhof residential settlement which is located a few hundred metres towards the north; and route R550 (Lenasia road) which runs from east to west past the area to the north of Eikenhof.

It is also evident from Figure 2 that the surrounding area is sparsely populated with no incidence of high density residential or commercial development except for the residential development in Eikenhof to the north of Tedderfield. The northern border of the Tedderfield precinct as demarcated on Figure 2 also represents the municipal boundary between Midvaal and the City of Johannesburg.

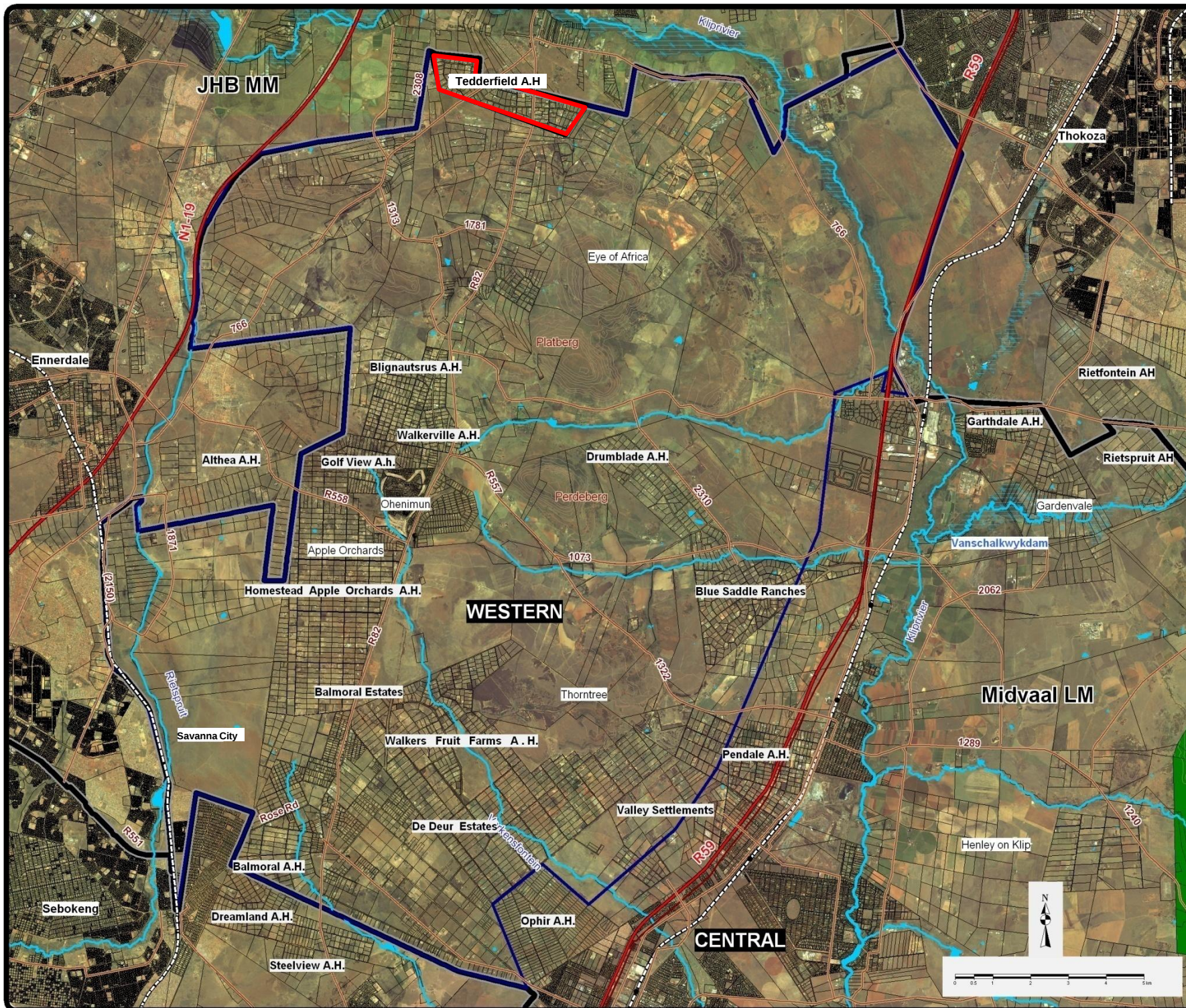
2.2 SPATIAL STRUCTURE AND DEVELOPMENT TRENDS

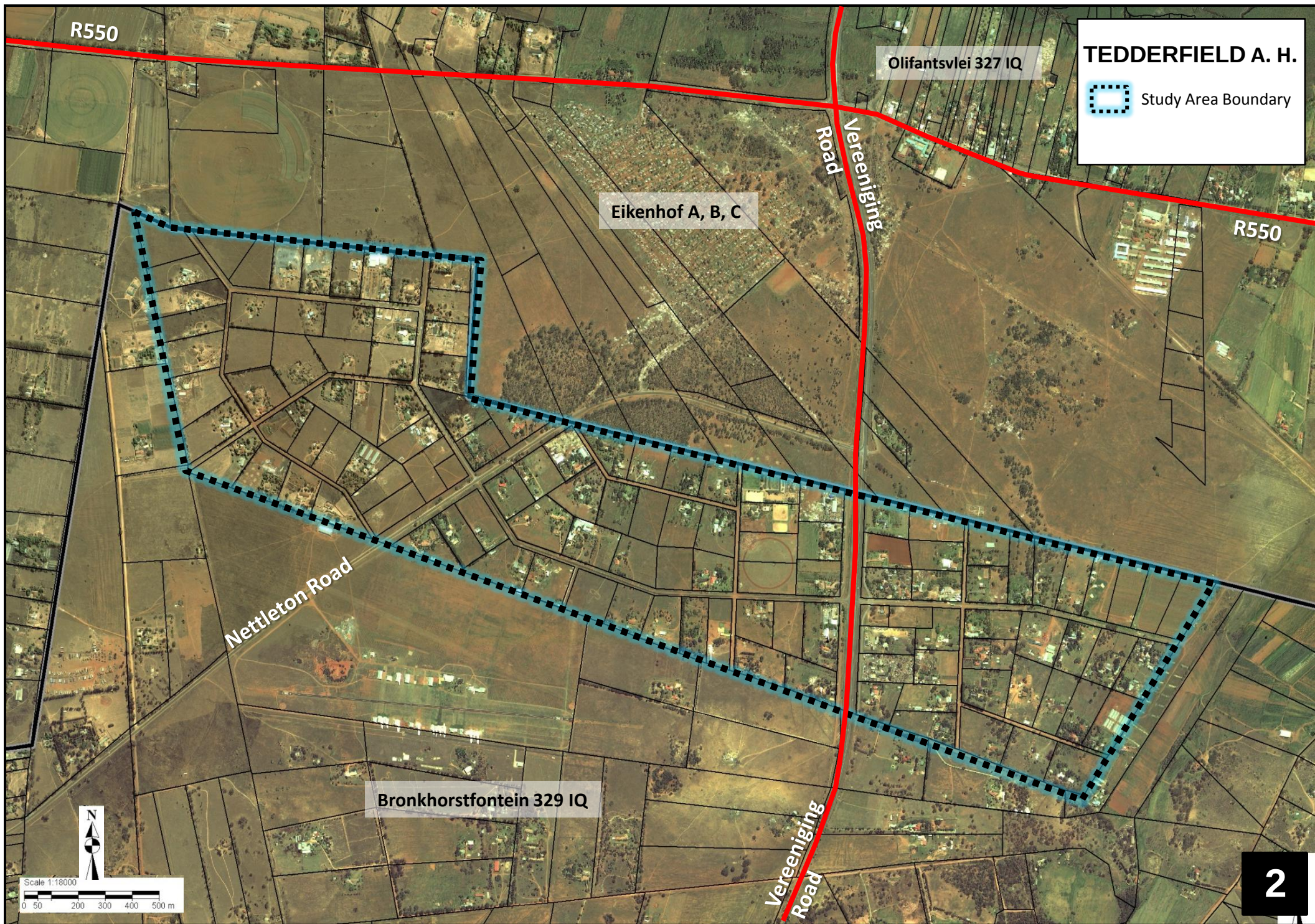
Figure 3 depicts the existing land uses identified in the Tedderfield area based on a land use survey conducted in the area during September 2010. From this it is evident that there is currently a fairly extensive range of land uses present in the area. In broad terms the area can be divided into three

MIDVAAL LOCAL MUNICIPALITY

WESTERN REGION

- Western Region
- Tedderfield Study area



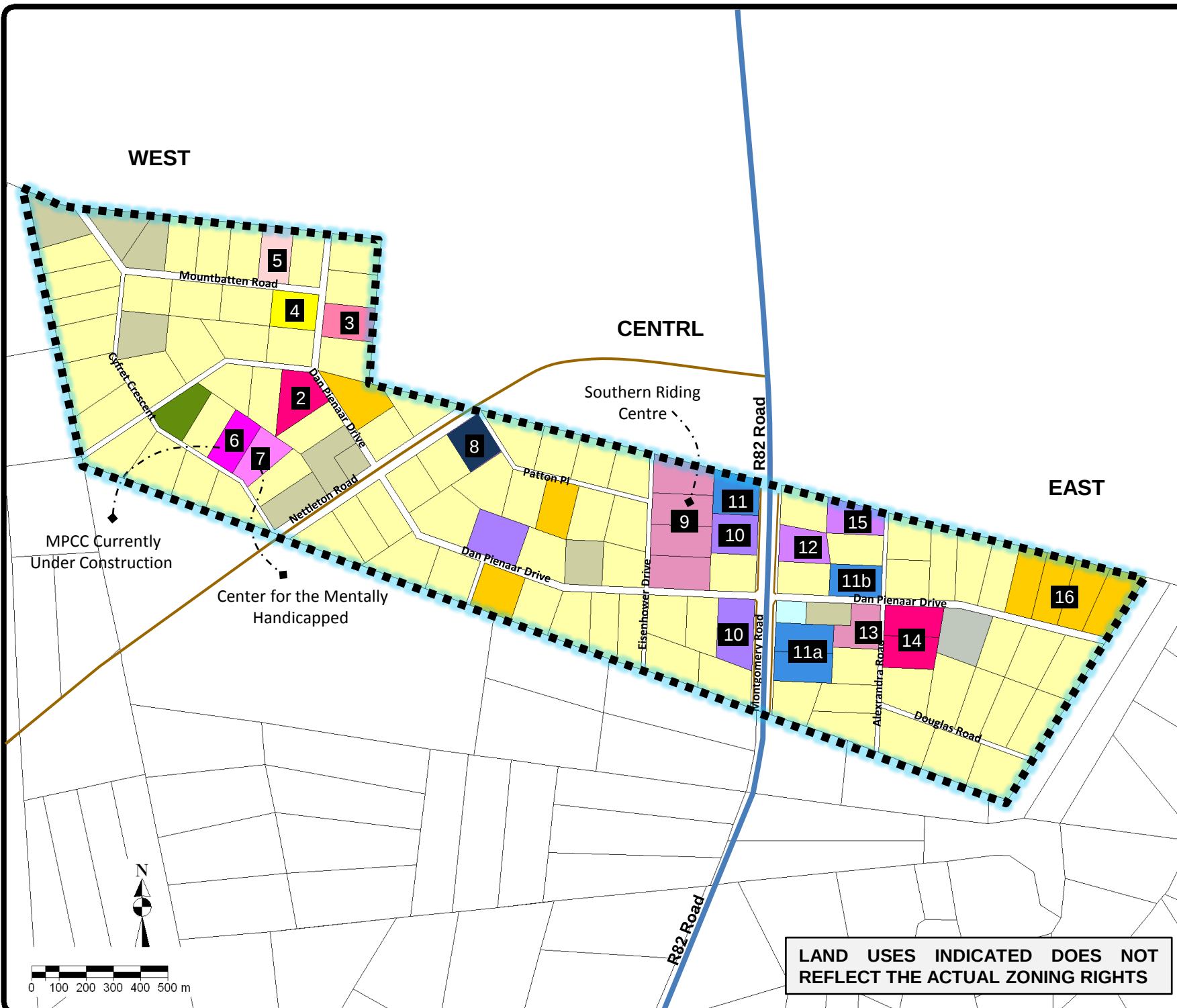


MIDVAAL LOCAL MUNICIPALITY TEDDERFIELD A.H PRECINCT PLAN

 Study Area

LAND USE

-  Special Residential (4)
-  Rural Residential
-  Recently Developed Units
-  Multi Purpose Community (6)
-  Medical (7)
-  Religion (5)
-  Hospitality Use (2,14)
-  Telkom
-  Kiddies Entertainment (3)
-  Contractors Yard (12,15)
-  Storage
-  Industrial / Commercial (10)
-  Office (8)
-  Transport Related Uses (11)
-  Active Farming on AH
-  Equestrian Uses (9,13)
-  Vacant



LAND USES INDICATED DOES NOT
REFLECT THE ACTUAL ZONING RIGHTS

sub-precincts; the area to the west of Nettleton Road, a central portion between Nettleton Road and route R82; and the area to the east of route R82 (refer to Figure 3). Dan Pienaar Drive serves the entire Tedderfield area in an east-west direction, although access control measures have been implemented along Dan Pienaar Drive in the central part of the Tedderfield area. All erven have direct access to a formal road, but some of the roads are in a poor condition.

The following is a brief summary of the major land uses currently occurring in the Tedderfield area, supported by a template of photographs taken on some of the sites.

West Precinct

- The majority of the holdings (67%) are used for Rural Residential purposes (Photo 1) with about seven holdings being vacant at present. Three of these vacant sites front onto Nettleton Road.
- Hospitality Uses such as the Eikenhof Conference Centre (Photo 2) and the Kiddies Entertainment Centre (Photo 3) to the north thereof are in a very good condition and an asset to the area.
- There are also incidences of recently developed multiple residential developments as illustrated on Photo 4.
- To the north there is a large Church building along Mountbatten Road (Photo 5) while a private Multi Purpose Community Centre (MPCC) (Photo 6) is under construction along Cyfret Crescent. The building plans of this facility still need to be approved.
- The Centre for the Mentally Handicapped (Photo 7) which is located adjacent to the MPCC seems to be in a very poor condition.
- One of the holdings to the west of the MPCC is intensively utilised for farming/agricultural purposes.

Central Precinct

- Some of the Agricultural Holdings as well as the roads in the area are in a relatively poor condition (Photo 7).
- The majority part of the precinct has a rural residential character except for one industrial/commercial use (consent use) in the central part adjacent to the north of Dan Pienaar Drive.
- An old mine office building is situated in the north-western part of the area (Photo 8) at the intersection between Patton Drive and Nettleton Road. The facility is currently used as offices.
- The Equestrian Training Facility (Photo 9) along Eisenhower Drive is very neat and an asset to the area.
- Several Transport and/or Commercial related uses are clustered along both sides of route R82 and are generally in poor condition (Photo 10 and 11).



Rural Residential in AH

1



Catering Services

2



Kiddies Entertainment

3



Recently Built Units

4



Church

5



MPCC Under Construction

6



Medical

7

TEDDERFIELD A.H - West



Agricultural Holding

7



Equestrian Estate

8



Equestrian Riding Centre

9



Motor Industry

10



Contractors Yard

11

TEDDERFIELD A.H - Central

East Precinct

- Several Transport (Photo 11a and 11b) and Construction Yard related activities (Photo 12 and 15) occur along route R82 in the western section of this precinct.
- The entire precinct is in a good condition and the Equestrian (Photo 13) and Hospitality uses (Photo 14) at the intersection between Alexandra and Dan Pienaar Drive are assets to the area.
- There are also signs of recent investment in the area with ± 7 recently constructed Residential Units in the eastern part of the precinct (Photo 16).

Summary

- As depicted in Table 1 below a total of 81 (67%) of the 123 AH are being used for Rural Residential purposes and 9 (6%) are still vacant – most of which are located in the western precinct of Tedderfield.
- 12ha (4%) are being used for Equestrian purposes, followed by 9ha (3%) for hospitality uses, 8.99ha (3%) for Transport related uses and 6.5ha (2%) as Contractor's yards.
- The majority of community facilities, including the new MPCC are located in the western precinct.

Table 1: Tedderfield AH Land Use, 2010

TEDDERFIELD AH LAND USE, 2010																
Item	Special Residential	Rural Residential	Resently Developed Dwelling Units	Medical	Industrial / Commercial	Municipal / Government	Contractors Yard	Transport Related Uses	Storage	Hospitality Use	Religion	Multi Purpose Community Centre	Active Farming on AH	Equestrian Uses	Vacant	TOTAL
WEST																
HA	2.14	75.08	2.74	2.15						4.87	2.22	2.16	2.20		15.27	108.842
NUMBER	1	31	1	1						2	1	1	1		7	46
%	2%	69%	3%	2%	0%	0%	0%	0%	0%	4%	2%	2%	2%	0%	14%	100%
CENTRAL																
HA		64.59	4.80		8.31		2.15	2.38						10.00	2.14	94.3587
NUMBER		27	2		3		1	1						4	1	39
%	0%	68%	5%	0%	9%	0%	2%	3%	0%	0%	0%	0%	0%	11%	2%	100%
EAST																
HA		57.56	10.38			0.86	4.35	6.51	2.97	4.41				2.14	1.29	90.4686
NUMBER		23	4			1	2	3	1	2				1	1	38
%	0%	64%	11%	0%	0%	1%	5%	7%	3%	5%	0%	0%	0%	2%	1%	100%
TOTAL TEDDERFIELD AH																
HA	2.14	197.23	17.92	2.15	8.31	0.86	6.50	8.89	2.97	9.29	2.22	2.16	2.20	12.14	18.69	293.67
NUMBER	1	81	7	1	3	1	3	4	1	4	1	1	1	5	9	123
%	1%	67%	6%	1%	3%	0%	2%	3%	1%	3%	1%	1%	1%	4%	6%	100%

- Furthermore, approximately 69% of all the land in the Western Precinct is used for rural residential purposes, followed by about 4% hospitality uses, and 14% of the area still being vacant.



Motor Industry

11a



Motor Industry

11b



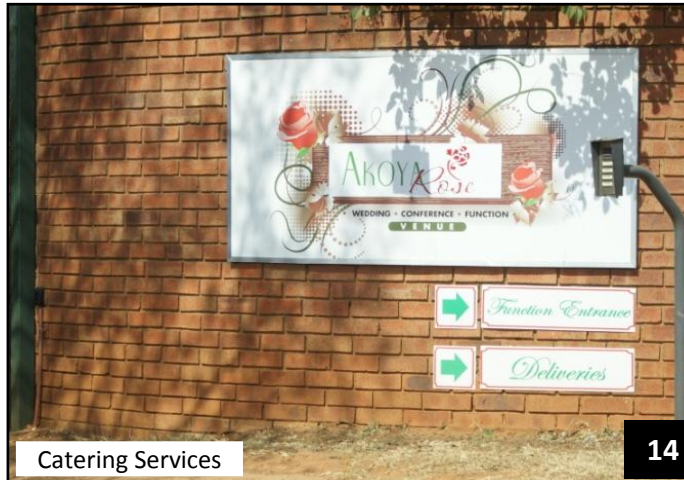
Contractors Yard

12



Equestrian Estate

13



Catering Services

14



Contractors Yard

15



Recently Built Units

16

TEDDERFIELD A.H - East

- In the central precinct industrial/commercial use represent about 8% of the total area which is the largest in the entire Tedderfield precinct. Also significant is the 11% of the area which is covered by equestrian uses (Southern Riding Centre).
- In the Eastern Precinct about 12% of the area is used as contractor's yards and transport related uses, while an additional 9% of the land is used for industrial/commercial purposes.
- There are no community facilities in the central and eastern precincts.
- It can be concluded that about 67% of the total area is currently still utilised for Rural Residential purposes with another 6% to be added in the form of recently developed multiple dwelling units on agricultural holdings. Industrial/commercial activities and transport related uses comprise about 8% of the total area and represents a total of 24 ha of land.
- The total area comprises to about 293,67 ha of land consisting of 123 agricultural holdings.
- It is evident from Figure 3 that the bulk of industrial/commercial and transport related development currently takes place on erven directly adjoining road R82. These activities occur on both sides of the road and the relevant properties gain access from the service roads or Dan Pienaar Drive that exist parallel to road R82 on both sides as illustrated on **Figure 4**.

2.3 INFRASTRUCTURE AND SERVICES

2.3.1 Water

As far as engineering services are concerned the area is currently served by boreholes as the primary source of water to the area. A water pipeline was recently constructed from the Eye of Africa development located to the south-east of Tedderfield but it is not operational yet. The intension is to augment the bulk supply of water to the Tedderfield area via this pipeline.

2.3.2 Sanitation

The Tedderfield area has no formal piped sewer system with septic tanks and french drains having been the only form of sanitation in the past. These systems are not allowed in the Tedderfield area anymore and Council deems the installation of bio-chemical plants as the short term solution as far as sanitation in the area is concerned. If the total area is to be redeveloped with high intensity mixed uses then a fully fledged piped sewer system will have to be installed to the area. The bio-chemical plant concept can thus only accommodate limited redevelopment and/or commercialisation of the area.

2.3.3 Electricity

Tedderfield forms part of the Eskom licence and supply area and is fully electrified at present.



 **R82 ACTIVITY
AREA**

R82 Road

Dan Pienaar Drive



Scale 1:5000
0 15 30 60 90 120 150 m

2.4 KEY ISSUES

Based on the Situational Analysis the following can be deemed to be the key issues to the Tedderfield area:

- The area forms part of a broader rural residential environment in the context of the Midvaal Local Municipality with one of the four major tourism precincts of Midvaal (the Platberg-Perdeberg ridges) being located adjacent to the south and south-east.
- There are visible signs of land use change in the Tedderfield area directly bordering onto route R82 with pressure for commercial, light industrial, and retail uses to be located adjacent to this main road.
- In the remainder part of the Tedderfield area the dominant land use is agriculture and/or rural residential supplemented by a range of social facilities and services (especially in the western precinct) as well as hospitality uses like guest houses, conference facilities etc (especially in the eastern precinct).
- The key issue pertaining to future development will be to accommodate the pressure for establishment of economic activities adjacent to route R82 whilst at the same time protecting the rural residential integrity of the broader precinct and surrounds.

CHAPTER 3: PRECINCT SPATIAL DEVELOPMENT PROPOSALS

3.1 Vision

The proposed Vision for the Tedderfield Agricultural Holdings area is firstly to allow the area to retain its rural residential character. It can, however, also function as a rural node serving communities located in the far north-western parts of the municipal area around route R82.

As a rural node (one of three along route R82) it can provide a comprehensive range of community facilities supplementary to the new Multi Purpose Community Centre, but also accommodate a range of economic activities around route R82 which not only serve the local community, but also the needs of regional traffic passing through the area.

3.2 Development Proposals

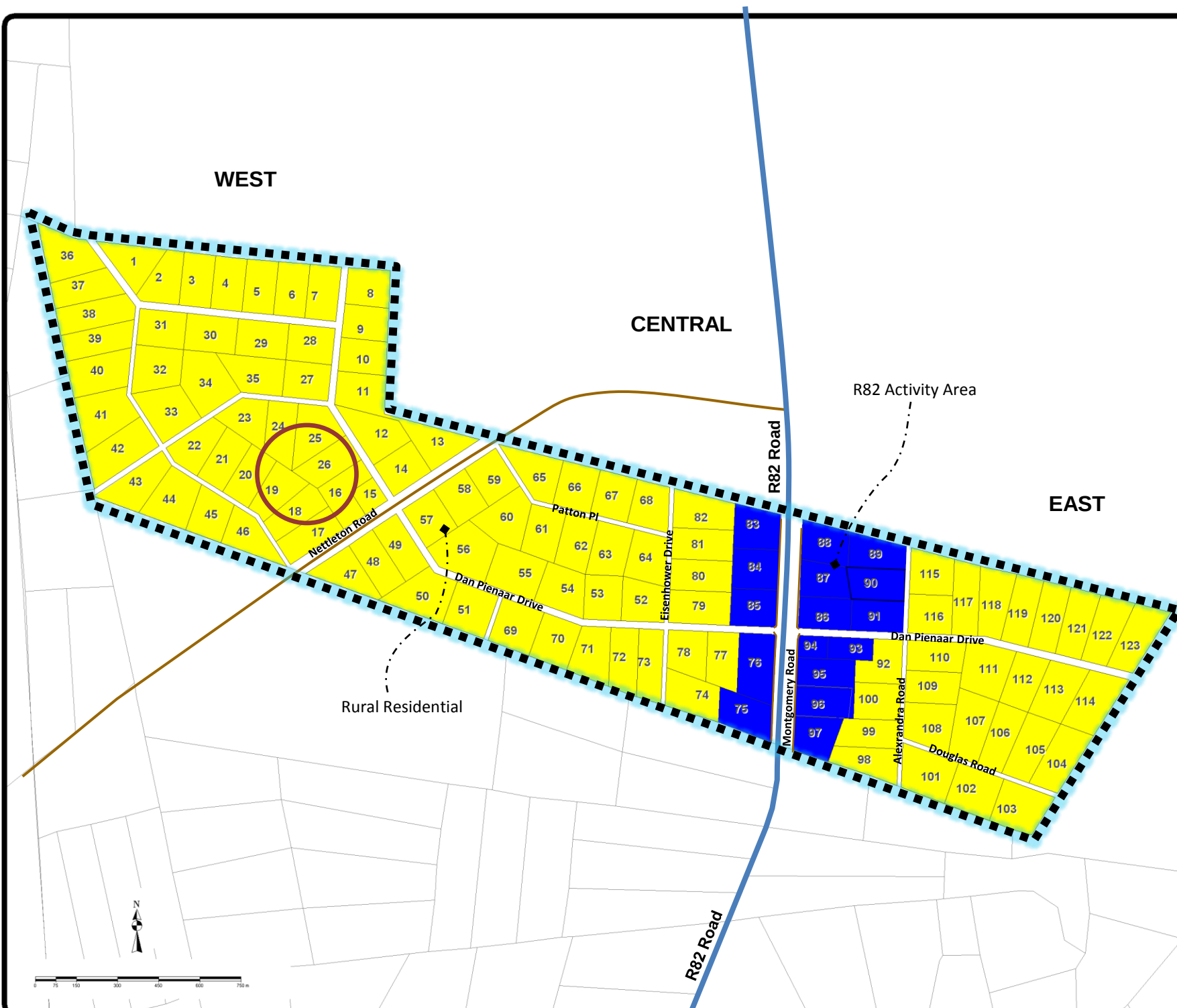
Figure 5 depicts the proposed Precinct Plan for the Tedderfield area. In broad terms it comprises two main land use categories.

MIDVAAL LOCAL MUNICIPALITY

TEDDERFIELD A.H.PRECINCT PLAN

Precinct Plan

- Rural Residential
- R82 Activity Area
- Community Node



a) R82 Activity Area

The first land use category relates to the strip of land on both sides of road R82. It is proposed that all erven fronting onto either of the two service roads parallel to route R82 be allowed to develop for any of a range of economic activities/land uses. (Also refer to Figure 4 to see the configuration of the service roads). It is important not to allow heavy vehicles and other non-residential traffic on a regular basis through the residential area. Therefore erven 89 and 90 could apply for the basket of rights only if an arrangement could be made for access from the service road. Following from the public consultation process and proposals agreed to with the community, it is suggested that the following range of land uses be allowed as part of a basket of rights on any of the erven located within the R82 Activity Area as demarcated on Figure 5.

- Agricultural Services
- Auto Trade
- Builders Yard
- Business Purposes
- Commercial
- Filling Station
- Light Industry
- Motor Sales Mart
- Shops

The following land uses are explicitly excluded from the basket of land use rights to be allowed within the R82 Activity Area as depicted on Figure 5:

- Pollution generating uses regarding air, noise, dust, water, and visual pollution;
- Noxious/heavy industries;
- Transport Uses
- Panel Beating and Spray Painting
- Scrap Yard
- Illegal structures such as squatting;
- Hostels/dormitory (renting of rooms).

The definitions of these land uses are contained in **Table 2** in this report.

b) Tedderfield Rural Residential Area

In the entire remainder of the Tedderfield Agricultural Holdings, the land is earmarked for Rural Residential purposes which may include any of the following range of land uses:

- Agricultural Use
- Community Facilities
- Crèche
- Dwelling House Office
- Educational Facility
- Home Industry
- Hospitality Uses
- Hotel
- Institution
- Medical/Veterinary Consulting Rooms
- Place of Workshop
- Teagarden

(Refer to Table 2 for the more detailed definition of the land uses)

It is important to note that existing consent uses approved within the Rural Residential precinct will remain valid subject to the conditions as stipulated in the original application – even if it does not comply with the basket of land uses as specified for this area in terms of this Precinct Plan.

As a principle, stakeholders should also aim at consolidating future community facilities in the western precinct, and as close as possible around the private Multi Purpose Community Centre (which is under construction) in order to further enhance the MPCC concept in the Tedderfield node (see Figure 5).

Table 2: Description of Permissible Uses

PERMISSIBLE USES	DESCRIPTION
Agricultural Service / Peripheral Use	Nursery, fresh produce market, dairy, kennels and catteries, petting zoo, aviary, stables and equestrian facilities.
Agricultural Use	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 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).
Hotel	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.
Light Industry	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.
Institution	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.
Medical/Veterinary	A building designed or adapted as professional rooms for medical practitioners

Consulting Rooms	including general practitioners, medical specialists, pathologists, radiologist, dentist, ophthalmologist and similar uses such as veterinary surgeons, and may include a dispensing chemist not exceeding 12m ² but excluding uses included in the definition of "Institution"
Motor Sales Mart	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.
Nursery	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
Panel Beating and Spray Painting	The replacement, reparation and/or panel beating of the body and spare parts of vehicles and the spray painting thereof.
Place of Worship	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.
Scrapyard	Land or buildings used for the stacking, storing or preparation for resale of any used material of whatever nature.
Shops	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.
Tea Garden	Means a tearoom or coffee shop but is limit in extent if compared to a restaurant in terms of size and character.
Transport Uses	Means the use of land and/or buildings for the operation of a business consisting of the transportation of goods and/or passengers by rail, air, road and pipelines and includes uses such as stations, transportation amenities and facilities, parking, administrative offices and ancillary uses such as warehouses, container parks, workshops as well as residential uses and amenities for personnel, and may further include any uses as business, shops or offices which is of service and convenience to passengers, as approved by the Local Authority.

In addition to the permissible land uses as highlighted above, the following more detailed development guidelines which were contained in the 2006 Tedderfield/Bronkhorstfontein Land Use Policy are also being incorporated into the new Tedderfield Precinct Plan (2011):

- The relevant EIA legislation must be adhered to. No decision for approval on any land use application will be taken by Council without an ROD by the relevant authority responsible for environmental management at provincial level.
- Contributions towards bulk services will be payable in terms of Ordinance 15 of 1996.
- A Site Development Plan must be submitted with all applications.

- The Midvaal Density Policy applicable to areas outside the Urban Edge and the Accommodation Policy will be applicable. These policies manage the sizes of subdivisions, second dwellings and accommodation for workers (see **Annexure A (Section 8.3.2 and Table 3) and Annexure B**).
- Normal working hours will be applicable and enforced. No business will be allowed on Sundays and/or public holidays.
- Movement areas need to be paved by the owner on site.
- The size of business buildings is limited to 2000m² in total excluding a residential building.
- Building lines are restricted to 30m along the provincial road and 10m along all other boundaries.
- The maximum height of buildings is restricted to two storeys (7m maximum height).
- Properties with business rights may not be rented out.
- High traffic generating uses will not be allowed, and a traffic impact study must be submitted with each new application. This study must at least indicate the projected number of vehicles and size of such vehicles. Delivery trucks larger than 4 tons will not be allowed. As part of the land use application the applicant must send out registered post to all adjacent property owners containing the full application for their notification and/or comments.
- Only properties within the R82 Activity Area that can take access directly from either of the two service roads adjacent to route R82 will be allowed to have non-residential land uses as specified for the Activity Area. All other properties in the area will take access from the local road network. No traffic associated with the R82 Activity Area will be allowed to travel on the local road network within the Tedderfield Agricultural Holdings area.

3.3 IMPLEMENTATION STRATEGY/PROGRAMME

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

Table 3: Tedderfield Priority Projects

Action/Project	Responsibility	Cost
Completion of the Tedderfield MPCC	Private Initiative	Under Construction
Upgrading of Service Roads parallel to route R82	Engineering Services	To be determined
Promotion of Tedderfield Precinct Plan among stakeholders	Town Planning	In-house
Rescind 2006 Tedderfield Land Use Policy	Town Planning	In-house
Upgrading/Maintenance of local road network	Engineering Services	To be determined

ANNEXURE A

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

Category	Categories used as criteria for increased density	Maximum distance from facility	Number of units per ha to be added to base density
Base density is 20 units per ha and 25 units per ha for sectional title developments			
1	Node identified as the core area of the Central Business District in the Nodal Policy and/or SDF/RSDF	Within 400m	+15
2	Node as identified as Neighbourhood Node in Nodal Policy and/or SDF/RSDF	Within 200m	+10
	Shopping facility that is not part of a node	Within 200m	+5
	Transit stations (e.g. taxi rank, railway station, etc.) (TOD development)	Within 400m	+15
	Distributor road (Class 3 road)	Adjacent to	+15
3	Collector road	Adjacent to	+5
	Public open space	Adjacent to	+5
4	Social facility (school, clinic, library, sports facility etc)	Within 200m	+5
	Special town planning merits (e.g. Transition Zone)	As considered by PPM	+5

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 3: PERMISSIBLE RESIDENTIAL DENSITIES OUTSIDE UDB

Area		Permissible density for single residential		Permissible density for sectional title	
Specific Areas	Henley-on-Klip	5 units/ha	1 unit/ 2000m ²	10 units/ha	1 unit/ 2000 m ²
	Highbury Ext 1	5 units/ha	1 unit/ 2000 m ²	10 units/ha	1 unit/ 2000 m ²
	Ohenimuri	20 units/ha	1 unit/ 500 m ²	25 units/ha	1 unit/ 400 m ²
	De Deur	1,26 units/ha	1 unit/ 7937 m ²	1,26 units/ha	1 unit/ 7937 m ²
Agricultural holdings and small holdings with piped water as supplied by MLM		1,16 units/ha	1 unit/ 8565 m ²	1,16 units/ha	1 unit/ 8565 m ²
Farm portions smaller than 20ha with piped water as supplied by MLM		1 unit/ha	1 unit/ 1ha	1 unit/ha	1 unit/ 1ha
Farm portions smaller than 20ha without piped water as supplied by MLM		0,2 units/ha	1 unit/ 5ha	0,2 units/ha	1 unit/ 5ha

Source: Urban Dynamics Gauteng, 2011

TABLE 4: PERMISSIBLE DENSITIES FOR NON-RESIDENTIAL AREAS

Area	Maximum FAR	Maximum Coverage	Maximum Height
Nodal areas			
Central Business District	1.8	60%	3 storeys
Neighbourhood node	0.8	40%	2 storeys
Rural node	0.4	40%	2 storeys
Commercial areas	0.6	40%	2 storeys
Industrial areas	0.6	40%	2 storeys

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.

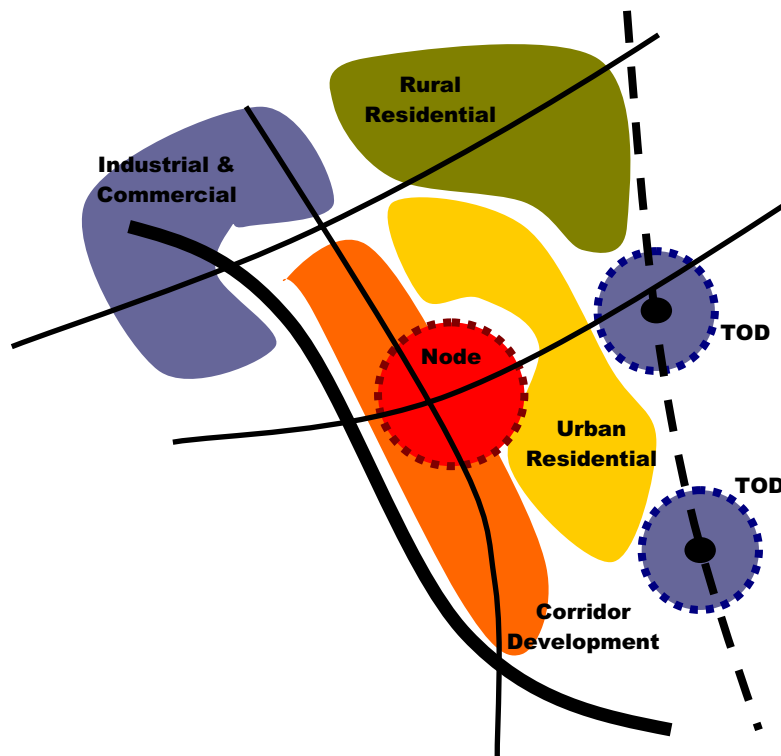


DIAGRAM 3: DENSIFICATION AREAS

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 and 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 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.

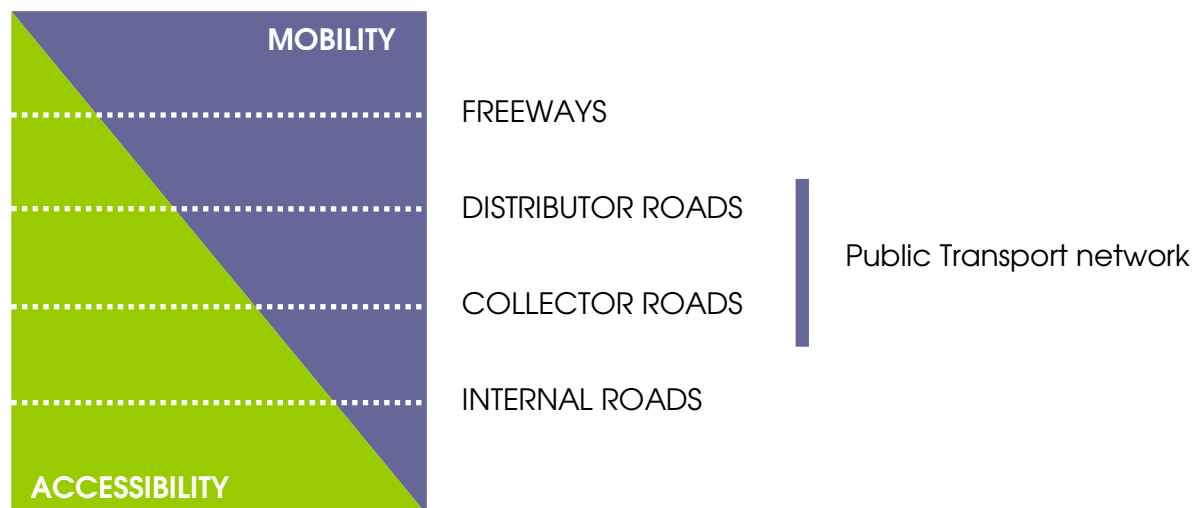


DIAGRAM 5: MOBILITY-ACCESSIBILITY RATIO

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 than 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 critical issues 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

Combined number of bedrooms	On-site parking spaces
3 or less	2
4 or 5	3
6 or more	4

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 incentives 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.

⁴ University of Pretoria, 2005. City of Tshwane: Compaction and Densification Strategy. City of Tshwane.

- 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 B

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

TYPOLOGY	DESCRIPTION	DEFINITION
Camping and Caravanning	Informal temporary accommodation in a unique environment.	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
Bed and Breakfast Establishment	Accommodation in a dwelling-house or second dwelling unit for transient guests	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

TYPOLGY	DESCRIPTION	DEFINITION
Guesthouse	Accommodation in a dwelling-house or second dwelling unit for transient guests.	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
Backpackers Accommodation	Accommodation and communal facilities in a building or free standing buildings for transient guests	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
Self-catering Units	Accommodation for non-permanent residents and transient guests	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.
Hotel	Large scale accommodation for transient guests incorporating various ancillary facilities	A property used as a temporary residence for transient guests, where lodging and meals are provided, and may include: • a restaurant or restaurants • associated conference and entertainment facilities that are subservient and ancillary to the primary use of the property as a hotel; and • 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.
Resort / Lodge	Subsidiary transient accommodation that has been clustered, on a large tract of land normally on a small holding or farm	The transient guest accommodation is subsidiary to the main use and is clustered on the property. Not more than one unit per 500m² shall be permitted Meals to transient guests for compensation shall be provided

TYPOLGY	DESCRIPTION	DEFINITION
Game Farm	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.	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

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.

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

6. POLICY STATEMENTS

6.1 CAMPING AND CARAVANNING

MIDVAAL ACCOMMODATION POLICY		
CRITERIA	GUIDELINES	JUSTIFICATION
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.

MIDVAAL ACCOMMODATION POLICY		
CRITERIA	GUIDELINES	JUSTIFICATION
ANCILLARY FACILITIES	- 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.
ON-SITE RESIDENCE	Permanent accommodation may be provided on-site for the manager/owner of the establishment	To accommodate operational requirements and support proper management
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 FACILITIES	Accommodation to be provided for staff to the satisfaction of the ED: Development and Planning	To prevent staff accommodation being used by visitors
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. ISSUES	- 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
LAND USE PROCESS	- 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

6.2 BED AND BREAKFAST ESTABLISHMENTS

MIDVAAL ACCOMMODATION POLICY		
CRITERIA	GUIDELINES	JUSTIFICATION
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: - landscaping - street elevation and streetscape - parking - 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.
SELF CATERING	Only one kitchen permitted per dwelling. Self-catering not permitted	Not permitted
LIQUOR USAGE	No sale of liquor shall be permitted on site	Not permitted
ANCILLARY FACILITIES	A place of entertainment, functions, conference facilities or other events not permitted	Prevent noise nuisance and ensure reasonable amenity to neighbours

MIDVAAL ACCOMMODATION POLICY		
CRITERIA	GUIDELINES	JUSTIFICATION
ON-SITE RESIDENCE	Proprietor may reside in a second dwelling	Ensure single dwelling character of property is maintained
PARKING	- Owner's parking space may be in form of garage. - Except where on-site parking/drop-off space is provided, guests may not arrive by 30-seater (or larger) bus 1 parking bay per guest room	Prevent on-street parking that may adversely affect traffic flow, the streetscape or neighbourhood character
LOADING	If necessary, designated guest parking bays may be shared as temporary loading space	Prevent on-street loading for same reasons as above
STAFF FACILITIES	- Bona fide staff quarters shall not be regarded as rooms for lodgers/guests and may not be converted to guest accommodation - Limitation on staff employed is a maximum of 3 at any given time	Restrict scale of operation and ensure staff quarters aren't used by visitors as additional accommodation
SIGNAGE	- Signage shall not be free standing - Signage must be in keeping with the character of the residential area - Further, signage shall be in keeping with the Council Signage Policy	Prevent oversized signage that might be detrimental to visual integrity of the area
ENVIRON. ISSUES	No disturbance from loud music or other sources after 23:00, except with separate approval from Council	Protect amenity enjoyed by surrounding residents
LAND USE PROCESS	Special Consent use application along with a Site Development Plan.	There is a need to manage such activities and facilitate this land use that is on the increase

6.3 GUESTHOUSES

MIDVAAL ACCOMMODATION POLICY		
CRITERIA	GUIDELINES	JUSTIFICATION
PURPOSE	- 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 - Usually between 6 and 16 bedrooms are provided in a guesthouse - Breakfast is usually served to residents; other meals may also be provided, but for resident guests only - Guests have communal areas for their exclusive use and the host's facilities are separate - Bathroom facilities may or may not be en-suite or private - Serves at least one meal a day to paying guests on a full time basis - The guest house should only provide an evening meal on a specific request from the transient guest	- An accommodation establishment consisting of not less than four and not more than twelve guestrooms - Does not accept permanent residents - Has as its primary activity, the supply of personally supervised accommodation
SCALE	- Maximum size of 32 persons or 16 rooms permitted - 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 - Buildings can be free standing or linked structures, but residential character of particularly streetscape to be retained - Second business (or home occupation) on same premises as guesthouse establishment not permitted	- The establishment should remain compatible with surrounding residential area - Form and scale of development determined by development parameters of particular zone (i.e. floor space, building lines, height) and set out on SDP
LOCATION	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.	Encourage location in higher intensity land use areas in order to reduce impact on quite single dwelling neighbourhood character

MIDVAAL ACCOMMODATION POLICY		
CRITERIA	GUIDELINES	JUSTIFICATION
	Desirable location that are encouraged include: • 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	• Provide more flexibility in responding to current trends, but prevent creation of fully fledged separate dwelling
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	• Does not have a public bar • Ensure compliance with Liquor legislation
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	• Prevent noise nuisance and parking problems and ensure reasonable amenity to neighbours.
ON-SITE RESIDENCE	• Proprietor/manager may reside in a second dwelling	• Ensure residential character of property is maintained

MIDVAAL ACCOMMODATION POLICY		
CRITERIA	GUIDELINES	JUSTIFICATION
PARKING	- Owner's parking space may be in form of garage - Except where on-site parking/drop-off space is provided, guests may not arrive by 30-seater (or larger) bus - 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 1 Parking bay per guest room	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	- No more than 5 staff members shall be employed in support of the establishment at any given time - Bona fide staff quarters shall be regarded as rooms for lodgers/guests and may not be converted to guest accommodation	Restrict scale of operation and ensure staff quarters aren't used by visitors as additional accommodation
SIGNAGE	All outdoor signage to comply with Council's Outdoor Advertising By-law	Prevent oversized signage that is detrimental to the area
ENVIRO. ISSUES	- Alteration or additions shall be compatible with the character of the area - Where located in historic precincts/heritage areas, external appearance/facade to be sensitive to this attribute and taken into account - Where buildings are altered or newly constructed, Council's Green Building Guidelines should be considered and applied - No disturbance from loud music or other sources after 23:00, except with separate approval from Council	- Protect amenity enjoyed by surrounding residents and character of the area - No activities constituting a source of public nuisance shall be carried out
LAND USE PROCESS	- Permitted as a primary right for 1-3 bedrooms - Special Consent use application along with a Site Development Plan for 4-16 bedrooms	There is a need to manage such activities and facilitate this land use that is on the increase

6.4 BACKPACKING AND YOUTH HOSTELS

MIDVAAL ACCOMMODATION POLICY		
CRITERIA	GUIDELINES	JUSTIFICATION
PURPOSE	• Must 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

MIDVAAL ACCOMMODATION POLICY		
CRITERIA	GUIDELINES	JUSTIFICATION
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

MIDVAAL ACCOMMODATION POLICY		
CRITERIA	GUIDELINES	JUSTIFICATION
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	- Ensure a reasonable and contextually appropriate level of amenity to surrounding residents and inhabitants of the area - 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	- It is situated in a residential building, blocks of flats or any other suitable building - Permitted as a primary right where a Residential Building is permitted - All other land use zones require special consent - Residential 1 this use is not permitted	There is a need to manage such activities and facilitate this land use in a sustainable manner

6.5 SELF CATERING APARTMENTS

MIDVAAL ACCOMMODATION POLICY		
CRITERIA	GUIDELINES	JUSTIFICATION
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: - proximity to public transport routes, commercial centres and tourist activities. - character of the surrounding area - 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		
CRITERIA	GUIDELINES	JUSTIFICATION
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

MIDVAAL ACCOMMODATION POLICY		
CRITERIA	GUIDELINES	JUSTIFICATION
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
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 - Specific arrangement for the appropriate on-site storage and disposal of refuse/solid waste to be incorporated and set out on SDP	Protect amenity enjoyed by surrounding residents and character of the area
LAND USE PROCESS	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.	There is a need to manage such activities and facilitate this land use that is on the increase

6.6 HOTELS

MIDVAAL ACCOMMODATION POLICY		
CRITERIA	GUIDELINES	JUSTIFICATION
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

MIDVAAL ACCOMMODATION POLICY		
CRITERIA	GUIDELINES	JUSTIFICATION
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 100m² 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
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

MIDVAAL ACCOMMODATION POLICY		
CRITERIA	GUIDELINES	JUSTIFICATION
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

MIDVAAL ACCOMMODATION POLICY		
CRITERIA	GUIDELINES	JUSTIFICATION
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: - On proposal merits if no policy or spatial framework exist - By contextual informants such as environmental sensitivity, views, carrying capacity for the environment etc. - 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

MIDVAAL ACCOMMODATION POLICY		
CRITERIA	GUIDELINES	JUSTIFICATION
SELF CATERING	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)	Self-catering may be 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 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 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 - Subject to scheme requirements, a place of entertainment may be provided, with the size and nature of the facilities to be 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 management
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
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

MIDVAAL ACCOMMODATION POLICY		
CRITERIA	GUIDELINES	JUSTIFICATION
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	Cater for operational requirements but prevent escalation of development beyond intended scale
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
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	Protect the character and amenity of the surrounding area
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.	There is a need to manage such activities and facilitate this land use that is on the increase

6.8 GAME FARMS

MIDVAAL ACCOMMODATION POLICY		
CRITERIA	GUIDELINES	JUSTIFICATION
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: - Shall not deter from the main function of the game farm - by contextual informants such as environmental sensitivity, views, carrying capacity for the environment etc. - by the development parameters of particular zone (i.e. floor space, building lines, height) where applicable - 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
LOCATION	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

MIDVAAL ACCOMMODATION POLICY		
CRITERIA	GUIDELINES	JUSTIFICATION
SELF CATERING	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).	Self-catering may not be 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 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 ablution 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

MIDVAAL ACCOMMODATION POLICY		
CRITERIA	GUIDELINES	JUSTIFICATION
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	Cater for operational requirements but prevent escalation of development beyond intended scale
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
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	- 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
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	There is a need to manage such activities and facilitate this land use

7. PROPOSED LAND USE DEFINITIONS

TERM	ACCOMMODATION POLICY DEFINITIONS
Ancillary	A land use, purpose, building, structure or activity which is directly related to, and subservient to, the lawful dominant use of the property.
Backpackers' Lodge	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
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.