ISKIMU SOCANDO-MIDA SESIXEKO SASEKAPA (CTZS)
UYILO LOKUGQIBELA

Matshi 2010

ISISHWANKATHELO

Yenzelwe ulwazi kuphela

1. INTSHAYELELO

Le Ntshayelelo ngokwesiGqeba icacisa inqanaba le projekthi, inika isishwankathelo solwakheko kunye nesiqulatho semigaqo yesiskimu sokucandwa kwemida kwaye iphawula umahluko ophambili phakathi koyilo lokugqibela kunye nolwesine. Uyilo lokuqala nolwesibini kunye nolwesine lwapapashelwa ukuba kuhlonyulwe kulo phakathi kweyeSilimela (Juni) neyeThupha (Agasti) 2004 kunye neyeKhala (Julayi) neyeThupha 2005 kunye noFebruwari ukuya kuMatshi 2005 ngokulandelelanayo. Uyilo lwesithathu waphuhliswa kwaye lwasetyenziswa njengoxwebhu olusetyenziswayo. Kwinquleqhu nganye yokupapashwa kwaqukwa uluhlu lweentlanganisa zoluntu kunye nogqithiso-ngxelo ezazingazange zizinyaswe ngabantu abaninzi. Izihlomlo ezafunyanwa kuluntu, kumaqumrhu eengcaphephe kunye namagosa kumaxwebhu oyilo athi apapashwa zahlalutywa yiKomiti eBhexeshayo yamalungu opolitiko kunye namagosa. Iimpendulo ezavela ngeli lixa lezi nkqubo zabonakalisa ukuphucuka kuxwebhu elo kwaye ngenxa yoko kunye nokuhlaziywa ngokupheleleyo koyilo lwesibini, olwesithathu kunye nolwesine, oko kwakhokelela kuphuhliso lolu yilo lokugqibela kwaphuhliswa. Njengenxalenye yenkqubo ehamba ngaxeshanye, iimephu zocando lwemida ezikhoyo zahlaziywa kwaye zangeniswa ngokolwakheko lwemeko yekhompyutha. Imimandla ekwiimephu zocando lwemida ezikhoyo zaguqulelwa kwimimandla ekufutshane engangena kuyo kwiskimu socando lwemida esitsha.

Le projekthi ngoku ifikelele kwinqanaba ezi ndima zilandelayo zeskimu socando lwemida zikho ukuze kuhlonyulwe luluntu ngazo.

- ImiGaqo yeSkimu soCando lweMida: uYilo lokuGqibela;
- Imephu zocando lwemida ezikhoyo;
- Imephu zocando lwemida ezintsha ziphawula imimandla yeSkimu soCando lweMida emitsha.

Kucwangciselwa ukupapashwa kwesi siyilo sokugqibela seSikimu soMiselo loSetyeniso loMhlaba ngoFebruwari/Matshi ngo-2010 size singeniswe kwiKomiti yeSikhundla lwezoCwangciso kunye neMo eNgqongileyo, ukwenza izindululo kuMphathiswa wePhondo ochaphazelekayo ukuba amkele kwaye abhengeze ngokusemthethweni iSikimu soMiselo loSetyenziso loMhlaba (CTZS) ekupheleni kuka-2010.

2. IMVELAPHI KUCANDO LWEMIDA

Iskimu sokucandwa kwemida luxwebhu lomthetho elimisela amalungelo nezinyanzeliso ezingophuhliso somhlaba, kwaye sisetyenziswa kunye neminye imithetho enjengemithetho engokusingqongileyo, ukuze kulawulwe ukusetyenziswa nokuphuhliswa komhlaba kwisixeko. Ngokomthetho, iskimu sokucandwa kwemida kumele ukuba simisele amalungelo osetyenziso kwaye sibonelele ngolawulo kulo malungelo osetyenziso kunye nokusetyenziswa komhlaba. Ngoku nje kukho izikimu zocando lwemida ezingama-27 ezahlukeneyo ezisetyenziswa eKapa. Uninzi lwazo luneemimandla yosetyenziso lomhlaba, iinkcazelo kunye namagatya ahlukeneyo kwaye uninzi lwawo aphelelwa ngenxa yokuba awasahambelani kunye neemeko ezikhoyo ngoku. Ezinye izikimu zomiselo losetyenziso lomhlaba zazimiselwe phantsi komthetho wocalucalulo, uMthetho woPhuhliso lwaBantu abaMnyama, kwaye zifuna ukutshintshwa ngokukhawuleza. Le nkqubo imbaxa ayisebenziseki kwaye inzima ukusetyenziswayo liBhunga likunye noluntu ngokubanzi. Isixeko esibumbeneyo njengeKapa sidinga isikimu socando lwemida esihlangeneyo esingabonakalisi ucalucalulo lwexesha elidlulileyo kwaye sihambelane nemiceli-mngeni yangoku. Ukujongana ngqo nale ngxaki, iSixeko iphuhlise iskimu socando lwemida esinye seSixeko saseKapa sisonke. Le nkqubo yaqala emva kokuba kwamkelwe uluhlu kwemithetho-siseko esisikhokelo. Okunye okwanakanwayo kule nkqubo kukuba iSixeko sineyantlukwano kwaye ke esi sikimu sitsha sosetyenziso lomhlaba kufuneka sikwazi ukuba nokulungiselela ezo yantlukwano, mayela noku ke kwaveliswa izibonelelo ezihamba ngokwemeko kwakunye nezosetyenziso lomhlaba oluxutyiweyo, amacebo osetyenziso lomhlaba abonisa iziphumo kwakunye nemimandla eyalekeneyo.

Iskimu socando lwemida sineendidi ezininzi. Kukho uxwebhu lweSkimu soCando lweMida eliqulathe izibonelelo, amalungelo osetyenziso kunye nemithetho yophuhliso ommandla ngamnye. Kukwakho iimephu zocando lwemida zesixeko sisonke ezibonakalisa ukuba yeyiphi na imihlaba nezakhiwo emiselwe ukuba ibe kowuphi ummandla. Uluntu lungahlola ezi mephu zocando lwemida ukuze bamisele ucando lwemida yemihlaba nezakhiwo zalo, kwaye lungahlola imigaqo yesikimu socando lwemida ukuze luqinisekise ukuba amagatya ocando lwemida amatsha ayasebenza na kwimihlaba nezakhiwo zalo. Ezi nkcukacha zigcinwe kwii-Ofisi zikaMasipala kwaye zingenziwa zibekho kumntu onemihlaba nezakhiwo xa kuthe kwafakwa isicelo.

3. ULWAKHEKO LOXWEBHU LESIKIMU SOCANDO LWEMIDA

Olona xwebhu luyintloko lwesikimu socando lwemida lwahlulwe lwaziindima ezintlanu nezithe zahlulwa ukuba zibe zizahluko namacandelo. Kukwakho noxwebhu olusiSongezo oluqulathe imimandla eyalekeneyo kunye nezibonelelo jikelele kwakunye nezibonelelo ezizodwa ukulungiselela ngamnye kule mimandla yalekeneyo.

Ulwakheko lwesikimu socando lwemida sibonakalisa ngokuphangaleleyo izikimu zocando lwemida ezikhoyo luya kungena endaweni yalo kwaye kufuneka kube lula ukuluqonda. Luquka ezi ndima zilandelayo:

Inkangeleko ngokuphangaleleyo

Eli candelo linika iinkcazelo kunye nolwazi malunga nesikimu socando lwemida kunye nezixhobo zocwangciso olunxulumeneyo. Eli candelo alinabugaga bomthetho. Likwanika iingcebiso zokufumana indlela yokuqonda ixwebhu kwaye liquka inkcazelo yokuba i–CTZS ihambisana njani kunye nenkqubo yolawulo losetyenziso lomhlaba yeSixeko.

Indima yoku-I : Ulawulo

Yenzelwe ulwazi kuphela

Le ndima idandalazisa phandle isicelo kunye nenjongo ephangaleleyo yeskimu socando lwemida kwaye ibonelela ngekhonkco kwiimephu zocando lwemida kunye nerejista. Ikwabonelela ngenkqubo emiselweyo yokwenza isicelo ngokwamalungiselelo exeshana kunye nesikimu socando lwemida, ukupapashwa kwezicelo, inkqubo emiselweyo yokuphunyezwa, ukunyanzeliswa kweemeko zokunyanzeliswa, ukunyaniseka kolwazi, inkqubo emiselweyo yokubhena kunye nempazamo. Esinye sezahluko kule ndima yesikimu socando lwemida sikwadandalazisa ukumiselwa kwemimandla kunye neendidi zosetyenziso. Amagatya ocando lwemida amiselweyo akwaqukwe kule ndima kwakunye nesishwankathelo sayo yonke imimandla ukwenza ukuba kube lula xa ubhekisa kuyo.

Indima yesi-II : Iindidi zoCando lweMida

Le ndima idandalazisa zonke iindidi zokucandwa kwemida kunye nemimandla esisiseko. Iindidi zocando lwemida ziyinkcazelo ebumbeneyo yoninzi lwemimandla esisiseko enxulumeneyo njengokuba imimandla esisiseko imisela ngokuthe ngqo imigaqo yophuhliso kunye nosetyenziso lomhlaba olusemthethweni kwiyunithi yomhlaba. Iindidi zocando lwemida kunye nemimandla esisiseko ingashwankathelwa ngale ndlela ilandelayo:

Udidi loCando-Mda	Ummandla osiSiseko	Injongo
ImiMandla yokuHlala uSapho oLunye (SR)	SR1 : Izindlu eziQhelekileyo	Kubonelelwa ngezindlu zokuhlala usapho olunye ikakhulu.
	SR2 : Izindlu zoLwandiso	Kubonelelwa ngokuphuculwa kunye nokwandiswa kwezindlu ukusuka kumatyotyombe ukuya kwizindlu ezimiselwe ngokusemthethweni.
ImiMandla yokuHlala ngokuPhangaleleyo (GR)	GR1 : Izindlu eziliQela	Uphuhliso lwendawo yokuhlala enengxinano ephakathi nalapho iqela lezindlu likhuthazwa.
	GR2 ukuya 6 : Sub-Zones	Uphuhliso lwendawo yokuhlala enengxinano enkulu ebandakanya ibhloko leeflethi. Imigaqo yophuhliso eyahlukeneyo isetyenziswa kwimimandlana yocando lwemida eyahlukeneyo.
ImiMandla yasekuHlaleni (CO)	CO1 : Ingingqi	Kubonelelwa ngezixhobo zasekuhlaleni kwingingqi.
	CO2 : Isiphaluka	Kubonelelwa ngodederhu oluninzi lwezixhobo zasekuhlaleni. Oku kungakwinqanaba lengingqi okanye lwesiphaluka ngokobume.
ImiMandla yoShishino kwiNgingqi (LB)	LB1 : AmaShishini aPhakathi	Kubonelelwa ngesidambisi okanye isidikidi phakathi kwemimandla yoshishino ngokuphangaleleyo kunye nemimandla engenangxinano ingako.
	LB2 : AmaShishini eNgingqi	Kubonelelwa ngosetyenziso

Yenzelwe ulwazi kuphela

		olunoshishino oluphantsi kunye nosetyenziso oluxubileyo olubonelela nje izidingo zengingqi.
UShishino oluPhangaleleyo kunye nemiMandla eXubileyo (GB and MU)	GB1 ukuya 7 : imiMandlana	Ukubonelela ngoshishino oluphangaleleyo kunye nosetyenziso oluphakathi ukuya kkwelona qondo eliphezulu. Imigaqo eyahlukeneyo isetyenziswa kwimimandlana eyahlukeneyo.
	MU1 ukuya 3 : imiMandlana	Ukubonelela ngomxube wophuhliso loshishino, imizi-mveliso kunye neendawo zokuhlala. Imigaqo eyahlukeneyo isetyenziswa kwimimandlana eyahlukeneyo.
ImiMandla yeMizi-mveliso (GI and RI)	GI1 kunye ne-2 : yemimandlana yemizi-mveliso ephangaleleyo	Ukubonelela ngeemizi-mveliso yonke ngaphandle kwemizi-mveliso enobungozi. Imigaqo eyahlukeneyo yophuhliso isebenza kwimimandlana eyahlukeneyo.
	RI : Imizi-mveliso engobungozi	Ukubonelela ngemizi-mveliso enganobungozi kwaye ibe ngumgcipheko omkhulu.
Imimandla yezoThutho kunye noSetyenziso oluNtlobo-ntlobo (UT kunye ne- TR)	UT : uMmandla woSetyenziso oluNtlobo-ntlobo	Provide for utility services such as electrical substations and water reservoirs.
	TR1 : USetyenziso kwezoThutho	Ukubonelela ngesixokelelwano senkqubo yezothutho kunye namanyathelo ezothutho nanikeza ngenkonzo kuluntu.
	TR2 : INdlela zoLuntu kunye neeNdawo zokuPaka zoLuntu	Ukubonelela ngezitalato kunye neendlela zoluntu.
	NPZ : Ummandla weZibuko leSizwe	Lo ngummandla omtsha kwaye uqukwe kwisikimu sosetyenziso lomhlaba ukulungiselela usetyenziso lomhlaba kunye nolawulo lomhlaba kwizibuko lesizwe.
ImiMaandla enguMthabalala weBala (OS)	OS1 : ULondolozo lokusiNgqongileyo	Ukubonelela ngemithombo yolondolo lokusingqongileyo.
	OS2 : IBala elinguMthabalala loLuntu	Ukubonelela nemimandla yokuzonwabisa enzixhobo nengenazixhobo kumhlaba woluntu.
	OS3 : IBala elinguMthabalala eliKhethekileyo	Ukubonelela ngamabala angumthabalala abekelwe

Yenzelwe ulwazi kuphela

		bucala anjengamabala egalufa kwiiimihlaba nezakhiwo zegalufa.
ImiMandla yoSetyenziso oluNcinane, olungamaPhandle nolungolokuLima nokuFuya (AG, RU and LU)	AG : UMmandla woLimo nokuFuya	Ukubonelela kunye nokukhusela ulimo kwiifama.
	RU : uMmandla wamaPhandle	Ukubonelela ngeeimihlaba nezakhiwo ezincinane ezikumaphandle nezungasetyenziselwa ukulima nokufuya kwaye kuhlaliwe kuzo njengeendawo zokuhlala abantu abathanda ukuhlala ubomi bamaphandle.
	LU : uMmandla woSetyenziso oluNcinane	Ukubonelela ngesixhobo sokuguqula ukusetyenziswa komhlaba owawungamiselwanga njengommandla othile.

Itheyibhuli yesishwankathelo semimandla isisiseko ebandakanya imigaqo yophuhliso yaqulunqwa njengencwadana esisalathiso kwaye iqhotyoshelwe kwesi sishwankathelo ngokwsigqeba.

Indima yesi- III : Udidi loCando-mida oLwalekeneyo

Le ndima yenza isibonelelo ngezixhobo zokulawula usetyenziso lomhlaba apho iBhunga linika impembelelo kwinkqubi emiselweyo yonyusa izikhokelo zomgaqo-nkqubo kumagatya alawulayo eskimu socando-mida. Ngokusebenzisa esi sixhobo, kunganikwa amalungelo osetyenziso lomhlaba ongeziweyo okanye amalungelo osetyenziso lomhlaba angacuthwa kwaye kungamiselwa imigaqo yophuhliso ethintelayo. Amagatya ommandla owalekanayo aya kongezelelwa kumagatya ommandla osisiseko. Isixhobo sommandla wocando-mida eyalekeneyo masingakhuthazi, sibangele okanye siququzelele iyantlukwano nokwahlukana ngokokuhlala. Le ndima ikwabonelela ngenkqubo emiselweyo yokulungisa, yamkele, ifake endaweni, ilungelelanisa kwaye indulule imimandla eyalekeneyo kwakunye newonga lalo mimandla yalekeneyo.

Imimandla eyalekeneyo iqundaniswe ngokweendidi kwaye yahlulwa ngaphantsi kodidi ngalunye ngolu hlobo lulandelayo:

Udidi loCando-mda oLwalekeneyo	Ummandla oWalekaneyo	Injongo
ImiMandla eYalekeneyo eBonelela nemiQathango yoPhuhliso	uMmandla woLwahlulwahlulo oWalekenayo (SAO)	Ukubonelela ngokuchongwa komhlaba uchongelwa ulwahlulwahlulo lwexesha elizayo.
	uMmandla oWalekenayo woCwangciso oluKhethekileyo (SPA)	Ukubonelela ngesixhobo sokulawula iiprojekthi ezinkulu zophuhliso ngokunika uthotho lweendlela zokucwangcisa izakhiwo.
ImiMandla eYalekeneyo neBonelela ngeMiyalelo	uMmandla oWalekeneyo weNkuthazo (ICO)	Ukubonelela ngesixhobo sokumisela amanyathelo

Yenzelwe ulwazi kuphela

yeNkuthazo		enkuthazo kuphuhliso khona ukuze kukhuthazwe izinto eziphambili kuphuhliso kunye nocwangciso njengomzekelo wendawo yokupaka, ubude, ubungakanani bomgangatho, ubungakanani bomhlaba wesiza okanye ingxinano.
	uMmandla oWalekanayo kwiNgxinano (ITO)	Ukubonelela ngesixhobo sokumisela amanyathelo enkuthazo kuphuhliso khona ukuze kukhuthazwe izinto eziphambili kuphuhliso kunye nocwangciso njengomzekelo wokumisela ukuba ibe ncinane okanye ibenkulu kangakanani ingxinano kuphuhliso ngokuxhomekeke kubukho nezixhobo.
ImiMandla eYalekeneyo kuXhotyiso loLawulo lokuKhethekileyo	uMmandla oWalekeneyo kuKhuselo lweLifa leMveli (HPO)	Ukubonelela ngokhuselo lweendawo kunye nemimandla yezinto ezililifa lemveli.
	uMmandla oWalekeneyo kuLawulo lokuSingqongileyo (EMO)	Ukubonelela ngolawulo lweempawu okanye iindawo zokusingqongileyo okanye indalo esingqongileyo.
	uMmandla oWalekaneyo kuNgqameko lweDolophu (UEO)	Ukubonelela ngolawulo longqameko lwedolophu khona ukuze kukufezekiswe ukuguquka okubuthathaka phakathi kwemimandla yedolophu, amaphandle kunye nolondolozo lwendalo.
	uMmandla oWalekeneyo kwiNdlela eya kwiMboniselo yeNkangelo yeNdawo (SDO)	Ukubonelela ngokhuseleko kwinkangeleko yendalo kunye neyenkcubeko kwimizila yabakhenkethi ebalulekileyo.
	uMmandla oWalekeneyo kwiiNgingqi (LAO)	Ukubonelela ngemigaqo yophuhliso ethe ngqo kwingingqi.

Kumele ukuba kuphawulwe igama kunye nenombolo ekhethekileyo iya kubonelelwa ngommandla ngamnye owalekeneyo kwaye uya kushicilelwa kwisongezelelo sesikimu sokucandwa kwemida.

Indima yesi-IV : Amagatya aPhangaleleyo

Le ndima ye-IZS ibonelela ngamagatya nemigaqo ephangaleleyo esebenza kuyo yonke imimandla. La magatya anxulumene nemida yezakhiwo, imida ekumbindi wesitalato, izicwangciso zokuphuhlisa amanxiwa; into ezinobungozi, ukuphendla, imida yamadonga, iingqumba zemihlaba kunye nezakhiwo ezigcinwayo, ukunakekelwa kwezakhiwo kunye nokubekwa kweemoto, izixokelelwano zeepali zobuxhakaxhaka bonxibelelwano, iimfuneko

Yenzelwe ulwazi kuphela

zokufikelela kumanxiwa neendawo zokupka, ezokulayisha, amagumbi enkunkuma kunye nolwahlullwahlulo lomhlaba. Le ndima ikwaqulathe ingcaciso kunye neenkcazelo ezisetyenziswayo kwiskimu socando-mida.

Indima yesi- V : IziHlomelo

Le ndima iqulathe ulwazi olongezekileyo oluxhasa ulawulo lweskimu socando-mida njengoluhlu lwemimandla eyalekenayo. IBhunga liya kongeza okanye lilungelelanise iziHlomelo njengoko kubonelelwe kwiskimu socando-mida.

Uxwebhu lwesongezo

Olu xwebhu, sisongezo kuxwebhu oluyintloko lwemipoposho yomiselo losetyenziso lomhlaba, luqulathe izibonelelo jikelele kunye nezibonelelo ezizodwa zommandla ngamnye oza kumiselwa ngokwemipoposho yesikimu somiselo losetyeniso lomhlaba.

4 IZILUNGISO KWISIYILO SESINE SOMISELO LOSETYENZISO LOMHLABA

Oku kulandelayo luluhlu lwamacandelo amaninzi abe kwisiyilo sesine ekuthe kwenziwa utshintsho/uphuculo kuwo:

Indima	Isahluko	Isilungiso
	Uqwalaselo jikelele	Kwenziwe izongezo jikelele ngokubhekisa kumthetho ochaphazela ucwangciso losetyenziso lomhlaba.
1	1. Ukusetyenziswa kweSikimu soSetyenziso loMhlaba	Naluphi na ubango lomhlaba kwixesha elizayo luza kuba yinxalenye yommandla wesikimu somiselo losetyenziso lomhlaba ngokwasemthethweni. Umhlaba ochazwa njengommandla okhuselekileyo awuyi kuqukwa kwizibonelelo zesi sikimu somiselo losetyenziso lomhlaba. Kucacisiwe ukuba izibonelelo zomiselo losetyenziso lomhlaba azinakho ukuchasa izibonelelo zomthetho wephondo okanye wesizwe.
1	1. Iinjongo zesikimu somiselo losetyenziso lomhlaba	Isibonelelo silungiselelwe kuphela ukuba kubekho unxulumelwano kunye nomthetho wocwangciso.
1	1. Amalungu esikimu somiselo losetyenziso lomhlaba	Kuquka isibonelelo esichaza ukuba uxwebhu lwesihlomelo oluqulathe yonke imimandla eyongeziweyo liza kuba yinxalenye yemipoposho yesikimu somiselo losetyenziso lomhlaba. Kuphuhliswe uxwebhu lwesihlomelo esinemimandla eyongeziweyo.
1	2. Imiqathango yolwamkelo	Apho kunikwe imvume yosetyenziso komnye ummandla, kuza kusetyenziswa imithetho yophuhliso yaloo mmandla kuloo mvume yosetyenziso.
1	Iimpazamo ezikwiimephu zomiselo losetyenziso lomhlaba	Inkqubo eza kulandelwa ukulungisa iimpazamo ichaziwe.
1	3. Iindidi zokusetyenziswa	Isilungiso kwisakheko sangaphakathi sesakhiwo ekufunyaniswa ukuba lusetyenziso olungaqhelekanga

Yenzelwe ulwazi kuphela

		olusemthethweni, sivumelekile.
1	3. Okuthathwa ngokuba lumiselo losetyenziso lomhlaba	Kuphuculwe indlela okubhalwe ngayo oko kuthathwa njengemiqathango ngokomthetho wocwangciso. Olu phuculo lukwanika unxulumaniso kunye neLUPO apho imiqathango ekhoyo ngoku yeshedyuli kwisikimu somiselo losetyenziso lomhlaba saseKapa kwixesha elizayo siza kuthathwa njengemiqathango yolwamkelo ngokomthetho wocwangciso. Kwenziwe nolunye uphuculo koko kuthathwa njengezibonelelo kumhlaba obufudula ungoweeNkonzo zezoThutho zaseMzantsi Afrika (ngoku ongumhlaba kaTRANSNET kunye noPRASA) kwaye iSixeko sikwinzame zokungena kwisivumelwano esisesikweni kunye nala maziko oluntu.
2	5. Ummandla wendlu yokuhlala eyodwa : SR1	Kusetyenziswa izithintelo ezongezelelekileyo kwimida yesakhiwo apho iziza ezincinci zayame kwiziza ezikhulu. Kufuneka isithinteli-mlilo esiyi-1m emva kweeyunithi zokuhlala ezidibeneyo ezi-4. Kuqukwe iqondo lolawulo loxinano kwiziza ezingaphezulu kunama- 2000m². Akukho mqathango wobungakanani ubekiweyo kwindawo yokuhlala yesibini. Ngoku ingalingana ngobungakanani neyona ndawo yokuhlala iyintloko, kodwa ayinakho ukuba nkulu kunayo. Kukho neminye imiqathango ebhekisa kwi-B&B`s. Akuvumelekanga ukusingathwa kwamatheko kunye neenkomfa. Height and coverage have been increased.
2	5. SR2	Zisusiwe iimvume zeethaveni ezindlwini kunye nokuthengiswa kotywala.
2	9. Ushishino jikelele	Iigaraji zepetroli zezosetyenziso ngemvume hayi zosetyenziso ngesivumelwano. Imigangatho kwinxalenye yezakhiwo ezisetyenziswa njengeefleti yongeziwe kwaye ezinye iindawo zeehotele azinakwanga ukubala ubungakanani bemigangatho.
2	11. TR1: UMmandla wezoThutho	Umoya - Amalungelo ezoMoya kunye nemigangatho engaphantsi komhlaba aqukwe kule nxalenye njengafanele ukuba acelelwe enye imvume.
2	11. NPZ: UMmandla weZibuko leSizwe	Lo ngummandla omtsha oqukwe ngenjongo yokunika esi sikimu ulawulo losetyenziso lomhlaba kwizibuko lesizwe apho uphuhliso lwelo zibuko lulawulwa kwaye luvunyelwa ngokwesicwangciso sophuhliso esisisiseko. Eso sicwangciso sophuhliso sisisiseko kufuneka siquke icandelo lolawulo losetyenziso lomhlaba ukulungiseslela uphuhliso kwelo zibuko.
2	12. UMmandla oliBala	Ushishino olungekho sesikweni luqukwe njengemvume apho iziza zahlulwe ngokoMthetho kaMasipala weBhunga ukulungiselela injongo zoshishino olungekho sesikweni.
	13. UMmandla wezoLimo	Kubhekisa kwiziza ezizezona zincinane. Kuvumeleke indawo yokuhlala yesibini enye kwihektare ezili-10 ukuya kuma kwiindawo zokuhlala ezi-5 ubuninzi.
3	17. UMmandla owaLekeneyo weLifa	Lo mmandla wongeziweyo uhlengahlengisiwe ukulungiselelela ukuhambelana nezibonelelo zowiso-mthetho oluchaphazelekayo.

Yenzelwe ulwazi kuphela

	15. UMmandla weCandelo loCwangciso oluLodwa	Lo mmandla waLekeneyo ususiwe.
	15. UMmandla owaLekeneyo wokuqinisa	Igama lalo Mmandla waLekeneyo litshintshelwe kuMmandla owaLekeneyo woXinano.
4	18. IziCwangciso zoPhuhliso lweSiza	Uninzi lwezibonelelo zee-SDP zitshintshiwe.
	18. Into enobungozi	Itshintshiwe ukuze ihambelane nowiso-mthetho oluchaphazelekayo.
	18. Amacingo kunye namadonga emida	Umphakamo ovumelekileyo wongeziwe.
	18. Iindawo ezithandwa zizikhukula	Ziqukwe mva kwesi sahluko.
	18. Oomatshini bokudlala kunye nabe-elektroniki	Baqukwe mva kwesi sahluko.
	18. Umqulu wezicwangciso	Injongo ngokubanzi zoMqulu weziCwangciso kukunika indlela yokucwangcisa nokulawula uphuhliso lweendawo ezinkulu okanye iindawo ezibalulekileyo zophuhliso lwedolophu. Yinkqubo ehamba nothethathethwano, yocwangciso kunye nolwamkelo ehamba ngokwezigaba, ekuthi iinkcukacha zamanqanaba afanelekileyo ezicwangciso amkelwe ehamba kunye nemiqathango yolo lwamkelo. Ezi zibonelelo zithatha indawo yoMmandla owaLekanayo weSicwangciso esiSodwa.
	19. Iimfuno zokupaka	Kwenziwe izongezo nezilungiso ezininzi ngenxa yezihlomlo ezifunyenweyo. Imigangatho yokupaka naayo nayo yalanyaniswe nesiylo somgaqo-nkqubo weBhunga ngokumayela noku.
	21. Utoliko	Utoliko lwemilinganiselo yemiphakamo nalo luqukiwe. IBhunga lingafuna isatifikethi somphakamo esiqinisekiswe ngunocanda womhlaba obhalisiweyo esivela, kumnini-mhlaba.
	21. Iinkcazo	Kwenziwe izongezo nezilungiso ezininzi ngenxa yezihlomlo ezifunyenweyo.
5	Izihlomelo	Kwenziwe utshintsho emva koqwalaselo ngokutsha lwemimandla ecandiweyo, lweendawo ezizodwa, lweemimandla eyalekeneyo kwaye imiqathango ebekiweyo equlathwe kwizikimu zomiselo losetyenziso lwemihlaba ithe yaqwalaselwa ngokutsha yaza yashiywa kwiimeko apho kungekho zinjongo izifezekisayo okanye yagcinwa ngokwemiqathango yolwamkelo okanye yemimandla eyalekeneyo.
6	Isongezo	Kongezwe imiba emitsha kuxwebhu oluqulathe yonke imimandla eyalekeneyo kunye nezibonelelo jikelele kwanezibonelelo ezizodwa.

5. UKUTHETHANA NOLUNTU

Yenzelwe ulwazi kuphela

Makuqatshelwe ukuba olu lupapasho lokugqibela lwedrafti yokugqibela yeSixeko apho kumemezelwa izihlomlo kubo bonke abo banomdla nabachaphazelekayo. Kuza kuqhutywa ngale ndlela ilandelayo njengoko ngaphambili kuye kwalandelwa inkqubo egqibeleleyo yoboniswano/yengcebiswano:

- **Izaziso eziya kubo bonke abanomdla nabachaphazelekayo (I&AP`s)**
  Izaziso ziza kuthunyelwa kubo bonke abanomdla nabachaphazelekayo (I&AP`s) abathe bahlomla kwisiyilo sesine kwaye abakhoyo kuluhlu lwesebe olukwikhompyutha baza kwaziswa ngopapasho lwesiyilo sokugqibela.
- **Upapasho kumaphephandaba**
  Izaziso kumaphephandaba engingqi nawommandla
  Iinkcazo kumaphephandaba
- **Intlanganiso kunye nabameli amaqela oluntu kunye nemibutho yeengcaphephe echaphazelekayo**
  Kuza kuququzelelwa intlanganiso yokwazisa imibutho yoluntu kunye neengcaphephe ezinomdla malunga nezilungiso ezenziwe kwisiyilo sesine kwakunye novavanyo lwefuthe lophuhliso kwiindawo zophuhliso oluvunyelweyo kwimimandla yosetyenziso.
- **Olo xwebhu luza kufumaneka kwiWebhusayiti yeSixeko**
- **Olu xwebhu kunye neemephu zomiselo losetyenziso lomhlaba ziza kuboniswa kuzo zonke ii-ofisi zocwangciso zesithili nasezilayibhrari ngaso sonke isithuba sopapasho lokwazisa**

Idrafti yokugqibela iza kupapashwa intsuku ezingama-30 kwaye izihlomlo okanye iinkcaso kufuneka zingeniswe ngokubhaliweyo ngeleta okanye nge-imeyili kwidilesi eboniswe kwisibhengezo. Izimvo ezingeniswe ngomlomo okanye ngayo nayiphi na enye indlela ziya kwamkelwa kuphela xa kwenziwe amanye amalungiselelo awodwa kunye ne-ofisi yocwangciso yesithili. Okubhaliweyo kufuneka kungeniswe kwezi dilesi zilandelayo:

Idilesi yePosi: The Project Manager, CTZS Operational Office, PO Box, Cape Town, 8000.
Idilesi ye-imeyii : lums@capetown.gov.za.

Ngolwazi oluthe vetshe ngemiGaqo yeSkimu soCando-mida kuYilo lwesiNe okanye inkqubo yonxibelelwano noluntu kungaqhagamshelana CTZS Operational Office, 021 400 2399.

Ikopi yekhompyutha yemiGaqo yeSkimu soCando-mida iyafumaneka kwiWebhusayithi yesiXeko engu, www.capetown.gov.za.

Yenzelwe ulwazi kuphela

TABLE A: USE ZONES AND DEVELOPMENT RULES

SINGLE RESIDENTIAL ZONES	FLOOR FACTOR	COVERAGE	MAXIMUM HEIGHT ABOVE THE BASE LEVEL		BUILDING LINES		STREET CENTRE-LINE SETBACK	OTHER PROVISIONS
			To Wallplate	To Top Of Roof	Street Boundary Building Line	Common Boundary Building Lines		
SINGLE RESIDENTIAL ZONE 1: CONVENTIONAL HOUSING (SR1) **PRIMARY USES** Dwelling house, private road. Additional use rights. **ADDITIONAL USE RIGHTS** Home occupation or Bed and breakfast establishment or Home child care; Second dwelling. **CONSENT USES** Utility services, Place of instruction, Place of worship, Institution, Guest house, Rooftop base telecommunication station, wind turbine infrastructure, Open space, Urban Agriculture	Land unit > 500 m² = 1200 m² >1000m² = 1500m² maximum floor space Refer to 5.1.2(b)	> 2000m²; 40% 2000-1000 m² ; 50% 1000-501m² : 50% 500-351m² : 60% 350-201m² : 75% <200m² : 80% Refer to 5.1.2(a)	9,0 m 9,0 m 9,0 m 6,0 m 6,0 m 6,0 m Refer to 5.1.2(c)	11,0 m 11,0 m 11,0 m 8,0 m 8,0 m 8,0 m	6,0 m 4,5 m 3,5 m 3,5 m 3,5 m 1,0 m Refer to 5.1.2(d) & (e)	6,0 m 3,0 m 1,5 m 0 (30%) and 1,5 m 0 (60%) and 1,5 m 0 (60%) and 1,5 m Refer to 5.1.2(d) & (e)	N/A	Window and door placements. Garages, carports & outbuildings, Parking and access, Additional use rights, Second dwelling, Home occupation, Bed and breakfast establishment. Home child care.
SINGLE RESIDENTIAL ZONE 2: INCREMENTAL HOUSING (SR2) **PRIMARY USES** Dwelling house, Second dwelling, Utility service, Private road, Urban agriculture, Open space, Additional use rights. **ADDITIONAL USE RIGHTS** Shelter, House shop, Home occupation, Bed and breakfast establishment, Home child care, Informal trading. Any educational religious occupational or business purposes subject to conditions. **CONSENT USES** Group housing, Boarding house, Place of worship, Institution, Clinic, Place of assembly, Place of instruction, Office, Restaurant, Guest house, Place of entertainment, Service trade, Authority use, Rooftop base telecommunication station, wind turbine infrastructure, .	N/A	80% Refer to 5.2.2(a)	6,0 m dwelling units 8,0 m other buildings Refer to 5.2.2(b)	8,0 m dwelling units 10,0 m other buildings	1,0 m Refer to 5.2.2 (c) & (d)	0 for 60% of the total linear distance along all common boundaries around the land unit and 1,5 m for the remainder 2,5 m between shelters & other buildings, Refer to 5.2.2 (c) & (d)	N/A	Parking and access, House shop, Shelter, Informal trading, Land constructed or identified for roads, Land used or identified for firebreaks, Flood-prone areas, Approval of building plans.

Yenzelwe ulwazi kuphela

GENERAL RESIDENTIAL ZONES	SUB ZONES	FLOOR FACTOR	COVERAGE	MAXIMUM HEIGHT ABOVE THE BASE LEVEL		BUILDING LINES: Street Boundary Building Line	BUILDING LINES: Common Boundary Building Lines	STREET CENTRE-LINE SETBACK	OTHER PROVISIONS
				To Wallplate	**To Top of Roof**				
GENERAL RESIDENTIAL SUB ZONE 1: GROUP HOUSING (GR1) **PRIMARY USES** Dwelling house, Group housing, Private road, Open space. Additional use rights. **ADDITIONAL USE RIGHTS** Flats that comply with provisions, Home occupation. **CONSENT USES** Utility services, Home child care, Rooftop base telecommunication station.	**GR1**	N/A Density @ 30 du/ha	N/A	8,0 m Refer to 6.1.2 (c)	10,0 m	5,0 m at external public street, 0 m at internal road. Garages set back 5,0 m from road kerb Refer 6.1.2 (e) & (f)	3,0 m at external boundaries, 0 m at internal boundaries Refer to 6.1.2 (e) & (f)	N/A	Design principles, Density, Open space, Parking and access, Site development plan, Flats as a additional use right, Home occupation, Dwelling house outside group scheme. Height
					To Top of Roof				
GENERAL RESIDENTIAL SUB ZONES (GR2 – GR6) **PRIMARY USES** Dwelling house, Second dwelling, Group housing, Boarding house, Flats, Guest house, Private road, Open space. **CONSENT USES** Utility service, Place of instruction, Place of worship, Institution, Hospital, Place of assembly, Home occupation, Shop, Hotel, Conference facility, Rooftop base telecommunication station, wind turbine infrastructure.	**GR 2**	1,0	50%		15,0 m Refer to 6.2.2(c)	4,5 m or 0.6H Refer to 6.2.2(e)	4,5 m or 0.6H Refer to 6.2.2 (e)	8,0 m Refer to 6.2.2(d)	Parking and access, Screening, Wind mitigation, Dwelling house, second dwelling, Group housing, Institution, place of instruction place of assembly, Shop.
	GR 3	1,0	50%		20,0 m Refer to 6.2.2(c)	4,5 m or 0.6H Refer to 6.2.2(e)	4,5 m or 0.6H Refer to 6.2.2 (e)	8,0 m Refer to 6.2.2(d)	
	GR 4	1,5	50%		24,0 m Refer to 6.2.2(c)	4,5 m or 0.6H Refer to 6.2.2(e)	4,5 m or 0.6H Refer to 6.2.2 (e)	8,0 m Refer to 6.2.2(d)	
	GR 5	2,5	50%		35,0 m Refer to 6.2.2(c)	4,5 m or 0.6H or 15,0 m Refer to 6.2.2(e)	4,5 m or 0.6H or 15,0 m Refer to 6.2.2(e)	8,0 m Refer to 6.2.2(d)	
	GR 6	5,0	50%		50,0 m Refer to 6.2.2(c)	4,5 m or 0.6H or 15,0 m Refer to 6.2.2(e)	4,5 m or 0.6H or 15,0 m Refer to 6.2.2(e)	8,0 m Refer to 6.2.2(d)	

Yenzelwe uWazi kuphela

			To Top of Roof				
COMMUNITY ZONE 1: LOCAL (CO1) **PRIMARY USES** Place of instruction, Place of worship, Clinic, Rooftop base telecommunication station, Open space. **CONSENT USES** Institution, Hospital, Place of assembly, Cemetery, Freestanding base telecommunication station, Urban agriculture.	0.8	60%	12,0 m Refer to 7.1.2(c)	5,0 m	5,0 m	N/A	Parking and access, Loading, Screening. Noise mitigation.
COMMUNITY ZONE 2: REGIONAL(CO2) **PRIMARY USES** Institution, Hospital, Place of instruction, Place of worship, Place of assembly, Rooftop base telecommunication station, Open space. **CONSENT USES** Boarding house, Conference facility, Cemetery, Crematorium, Funeral parlour, Freestanding base telecommunication station, wind turbine infrastructure, Urban agriculture.	2.0	60%	18,0 m Refer to 7.2.2(c)	5,0 m	5,0 m	N/A	Parking and access, Loading, Screening. Noise mitigation.

Yenzelwe ulwazi kuphela

LOCAL BUSINESS ZONES	FLOOR FACTOR	COVERAGE	MAXIMUM HEIGHT ABOVE THE BASE LEVEL		BUILDING LINES		STREET CENTRE-LINE SETBACK	OTHER PROVISIONS
			To Wallplate	**To Top of Roof**	**Street Boundary Building Line**	**Common Boundary Building Lines**		
LOCAL BUSINESS ZONE 1: INTERMEDIATE BUSINESS (LB1) **PRIMARY USES** Office, Dwelling house, Boarding house, Utility services, Flats, Additional use rights. **ADDITIONAL USE RIGHTS** Home occupation or House shop or Bed and breakfast establishment or Home child care; Second dwelling. **CONSENT USES** Place of instruction, Place of worship, Institution, Clinic, Place of assembly, Guest house, Shop, Informal trading, Service trade, Rooftop base telecommunication station, wind turbine infrastructure.	0.8	> 1000 m² : 50% 1000-501m² : 50% 500-351m² : 60% 350-201m² : 75% <200m² : 80% Refer to 8.1.2(b)	9,0 m 9,0 m 6,0 m 6,0 m 6,0 m Refer to 8.1.2(c)	11,0 m 11,0 m 8,0 m 8,0 m 8,0 m	3,5 m 3,5 m 3,5 m 3,5 m 1,0 m Refer to 8.1.2(d)	3,0 m 1,5 m 0 (30%) and 1,5 m 0 (60%) and 1,5 m 0 (60%) and 1,5 m Refer to 8.1.2(d)	N/A	Garages and carports Parking and access, Loading, Screening, Home occupation, bed & breakfast establishment, home child care, Second dwelling, House shop.
LOCAL BUSINESS ZONE 2: LOCAL BUSINESS (LB2) **PRIMARY USES** Shop, Office, Dwelling house, Second dwelling, Boarding house, Flats, Place of instruction, Place of worship, Institution, Clinic, Guest house, Service trade, Utility service, Rooftop base telecommunication station, Private road, Open space. **CONSENT USES** Place of assembly, Informal trading, Restaurant, Sale of alcoholic beverages, Funeral parlour, Place of entertainment, Adult Shop, Business premises, Supermarket, Plant nursery, Hotel, Conference facility, Motor repair garage, Service station, Authority use, Freestanding base telecommunication station, wind turbine infrastructure Transport use, Multiple parking garage.	1,0	75%	**To Top of Roof** 12,0 m Refer to 8.1.2(c)		0,0 m Refer to 8.2.2 (e)	0,0 m Refer to 8.2.2 (f)	8,0 m Refer to 8.2.2 (d)	Canopy projection, Street corners, Parking and access, Loading, Screening, Service station & motor repair garage, Second dwelling, Informal trading.

Yenzelwe ulwazi kuphela

GENERAL BUSINESS AND MIXED USE ZONES	SUB ZONES	FLOOR FACTOR	COVERAGE	MAXIMUM HEIGHT ABOVE BASE LEVEL TO TOP OF ROOF	BUILDING LINES		STREET CENTRE-LINE SETBACK	OTHER PROVISIONS
					Street Boundary Building Line	Common Boundary Building Line		
GENERAL BUSINESS SUB ZONES: (GB1 – GB4) **PRIMARY USES** Business premises, Dwelling house, Second dwelling, Boarding house, Flats, Place of instruction, Place of worship, Institution, Hospital, Place of assembly, Place of entertainment, Hotel, Conference facility, Service trade, Authority use, Utility service, Rooftop base telecommunication station, Multiple parking garage. Private road, Open space, Additional use rights. **ADDITIONAL USE RIGHTS** Adult shop. **CONSENT USES** Adult entertainment business, Adult services, Funeral parlour, Informal trading, Expo-centre, Motor repair garage, Warehouse, Freestanding base telecommunication station, wind turbine infrastructure, Transport use, Helicopter landing pad, Service Station	**GB1**	1,5 Refer to 9.1.2 (g)	100%	15,0 m Refer to 9.1.2(d)	0,0 m – 4,5m Refer to 9.1.2(e)	0,0 – 4,5 m Refer to 9.1.2(f)	8,0 m Refer to 9.1.2 (b)	Canopy or balcony, projection, Public way along the street boundary, Streets corners, Parking and access, Loading, Screening, Wind mitigation, Service station, motor repair garage, Adult shop, Informal trading.
	GB2	2,0 Refer to 9.1.2 (g)	100%	15,0 m Refer to 9.1.2(d)	0,0 m – 4,5 m Refer to 9.1.2(e)	0,0 m – 4,5 m Refer to 9.1.2(f)	8,0 m Refer to 9.1.2 (b)	
	GB3	2,0 Refer to 9.1.2 (g)	100%	25,0 m Refer to 9.1.2(d)	0,0 m – 4,5 m Refer to 9.1.2(e)	0,0 m – 4,5 m Refer to 9.1.2(f)	8,0 m Refer to 9.1.2 (b)	
	GB4	3,0 Refer to 9.1.2 (g)	100%	25,0 m Refer to 9.1.2(d)	0,0 – 4,5 m Refer to 9.1.2(e)	0,0 m – 4,5m Refer to 9.1.2(f)	8,0 m Refer to 9.1.2 (b)	
	GB5	4,0 Refer to 9.1.2 (g)	100%	25,0 m Refer to 9.1.2(d)	0,0 m	0,0 m	8,0 m Refer to 9.1.2 (b)	
	GB6	6,0 Refer to 9.1.2 (g)	100%	35,0 m Refer to 9.1.2(d)	0,0 m and ½(H-25) Refer to 9.1.2(e)	0,0 m and ½(H-25) Refer to 9.1.2(e)	8,0 m Refer to 9.1.2 (b)	
	GB7	12,0 Refer to 9.1.2 (f) and (g)	100%	60,0 m Refer to 9.1.2(d)	0,0 m and ½(H-25) Refer to 9.1.2(e)	0,0 m and ½(H-35) Refer to 9.1.2(e)	8,0 m Refer to 9.1.2 (b)	
	SUB ZONES							
MIXED USE ZONES: SUB ZONES (MU1 – MU2) **PRIMARY USES** Business premises, Industry, Dwelling house, Second dwelling, Boarding house, Flats, Place of instruction, Place of worship, Institution, Hospital, Place of assembly, Place of entertainment, Hotel, Conference facility, Authority use, Utility service, Rooftop base telecommunication station, Transport use, Multiple parking garage, Private road, Open space, Additional use rights. **ADDITIONAL USE RIGHTS** Adult shop. **CONSENT USES** Adult entertainment business, Adult services, Funeral parlour, Informal trading, Expo-centre, Scrap yard, Freestanding base telecommunication station, wind turbine infrastructure, Helicopter landing pad, Service station, Motor repair garage	**MU1**	1,5	75%	15,0 m Refer to 9.2.2(a)	0,0 m - 4,5 m Refer to 9.2.2(c)	0,0 m - 4,5 m Refer to 9.2.2(c)	8,0 m Refer to 9.2.2 (b)	Canopy or balcony projection, Parking and access, Loading, Screening, Service station, motor repair garage, Adult shop, Informal trading.
	MU2	4,0	100%	25,0 m Refer to 9.2.2(a)	0,0 m – 4,5 m Refer to 9.2.2(c)	0,0 m – 4,5 m Refer to 9.2.2(c)	8,0 m Refer to 9.2.2 (b)	
	MU3	6,0	100%	35,0 m Refer to 9.2.2(a)	0,0 m Refer to 9.2.2(c)	0,0 m - ½(H-25) Refer to 9.2.2(c)	8,0 m Refer to 9.2.2 (b)	

Yenzelwe ulwazi kuphela

INDUSTRIAL ZONES		FLOOR FACTOR	COVERAGE	MAXIMUM HEIGHT ABOVE BASE LEVEL TO TOP OF ROOF	BUILDING LINES		STREET CENTRE-LINE SETBACK	OTHER PROVISIONS
					Street Boundary Building Line	Common Boundary Building Line		
GENERAL INDUSTRY ZONES (GI1 – GI2) **PRIMARY USES** Industry, Restaurant, Service station, Motor repair garage, Funeral parlour, Scrap yard, Abattoir, Authority use, Utility service, Crematorium, Rooftop base telecommunication station, Freestanding base telecommunication station, Transport use, Multiple parking garage, Agricultural industry, Private road, Open space, Additional use rights. **ADDITIONAL USE RIGHTS** Factory shop, Adult shop. **CONSENT USES** Place of worship, Institution, Clinic, Place of assembly, Adult entertainment business, Adult services, Informal trading, Shop, Office, Sale of alcoholic beverages, Place of entertainment. Helicopter landing pad, wind turbine infrastructure, Container site.	**SUB ZONES**							Hazardous substances, Boundary walls, Parking and access, Loading, Screening, Service station, motor repair garage, Factory shop, Adult shop Informal trading. Height
	GI 1	1,5	75%	18,0 m Refer to 10.1.3(b)	5,0 m Refer to 10.1.3(c)	3,0 m Refer to 10.1.3(d)	N/A	
	GI 2	4,0	75%	No height restriction for industrial, other buildings 18,0 m Refer to 10.1.3(b)	5,0 m Refer to 10.1.3(c)	3,0 m Refer to 10.1.3(d)	N/A	
RISK INDUSTRY ZONE (RI) **PRIMARY USE** Noxious trade, Risk activity, Crematorium, Rooftop base telecommunication station, Freestanding base telecommunication station, Private road, Open space, Additional use rights. **ADDITIONAL USE RIGHTS** Factory shop. **CONSENT USE** Shop, Informal trading, Service station, Motor repair garage, Industry, Scrap yard, Abattoir, Authority use, Utility service, Helicopter landing pad, wind turbine infrastructure, Container site, Transport use, Multiple parking garage.		2,0	75%	No height restriction for noxious trade, risk activity & industry, other buildings 18,0 m Refer to 10.2.3(c)	5,0 m Refer to 10.2.3(d)	5,0 m Refer to 10.2.3(d)	N/A	Hazardous substances, Parking and access, Loading, Screening, Boundary walls, Service station, motor repair garage, Factory shop, Informal trading.

Yenzelwe ulwazi kuphela

UTILITY, TRANSPORT AND PORT ZONES	FLOOR FACTOR	COVERAGE	MAXIMUM HEIGHT ABOVE THE BASE LEVEL TO TOP OF THE ROOF	BUILDING LINES		STREET CENTRE-LINE SETBACK	OTHER PROVISIONS
UTILITY ZONE (UT) **PRIMARY USES** Utility service, Authority use, Rooftop base telecommunication station, Freestanding base telecommunication station. **CONSENT USES** Cemetery, Informal trading, Funeral parlour, Crematorium, Urban agriculture, Airport, wind turbine infrastructure, Helicopter landing pad.	As determined by a site development plan						
				Street Boundary Building Line	**Common Boundary Building Line**		
TRANSPORT ZONE 1: TRANSPORT USE (TR1) **PRIMARY USES** Transport use, Multiple parking garage, Utility service, Warehouse, Rooftop base telecommunication station, Container site. **CONSENT USES** Business premises, Flats, Place of assembly, Place of entertainment, Hotel, Conference facility, Service station, Motor repair garage, Service trade, Warehouse, Freestanding base telecommunication station, wind turbine infrastructure, Airport, Helicopter landing pad, Informal trading, Industry, Air rights and underground rights.	2.0	75%	18,0 m Refer to 11.2.2(c)	0,0 m Refer to 11.2.2(d)	3,0 m Refer to 11.2.2(d)	N/A	Parking and access, Service station, motor repair garage, Informal trading.
TRANSPORT ZONE 2: ROAD AND PARKING (TR2) **PRIMARY USES** Public street, Utility service. **CONSENT USES** Multiple parking garage, Informal trading, wind turbine infrastructure, Air rights or underground rights	Refer to 11.3						Deemed zoning Construction and deposit of materials, Air rights or underground rights, Proposed public street, street widening and street closure. Informal trading.
NATIONAL PORT ZONE 2 (NPZ) **PRIMARY USES** land uses as contained in an approved port development framework plan. **CONSENT USES** None	Refer to 11.4						

Yenzelwe ulwazi kuphela

OPEN SPACE ZONES	FLOOR FACTOR	COVERAGE	MAXIMUM HEIGHT ABOVE THE BASE LEVEL TO TOP OF THE ROOF	BUILDING LINES	STREET CENTRE-LINE SETBACK	OTHER PROVISIONS
OPEN SPACE ZONE 1: ENVIRONMENTAL CONSERVATION (OS1) **PRIMARY USES** Environmental conservation use. **CONSENT USES** Harvesting of natural resources, Environmental facilities, Tourist accommodation, Tourist facilities, Utility service, Rooftop base telecommunication station, Freestanding base telecommunication station, wind turbine infrastructure, cultural and social ceremonies.	As determined by a site development plan Refer 12.1					
OPEN SPACE ZONE 2: PUBLIC OPEN SPACE (OS2) **PRIMARY USES** Public open space, Environmental conservation use. **CONSENT USES** Environmental facilities, Tourist facilities, Utility service, Cemetery, Rooftop base telecommunication station, Freestanding base telecommunication station, wind turbine infrastructure, cultural and social ceremonies, urban agriculture, informal trading, Harvesting of natural resources, Air or underground rights.	As determined by a site development plan Refer 12.2					Deemed zoning, Construction & deposit of material, Air rights or underground rights.
OPEN SPACE ZONE 3: SPECIAL OPEN SPACE (OS3) **PRIMARY USES** Open space, Environmental conservation use. **CONSENT USES** Environmental facilities, Tourist facilities, place of instruction, place of assembly, place of entertainment, plant nursery, utility service, cemetery, rooftop base telecommunication station, freestanding base telecommunication station, wind turbine infrastructure, cultural and social ceremonies, urban agriculture, informal trading, harvesting of natural resources	As determined by a site development plan Refer 12.3					Approval of consent uses.

Yenzelwe ulwazi kuphela

AGRICULTURAL AND RURAL ZONES	FLOOR FACTOR	COVERAGE	MAXIMUM HEIGHT ABOVE THE BASE LEVEL		BUILDING LINES		STREET CENTRE-LINE SETBACK	OTHER PROVISIONS
			To Wallplate	To Top of Roof	Street Boundary Building Line	Common Boundary Building Lines		
AGRICULTURAL ZONE (AG) **PRIMARY USES** Agriculture, Intensive horticulture, Dwelling house, Riding stables, Environmental conservation use, Environmental facilities, Rooftop base telecommunication station, Additional use rights. **ADDITIONAL USE RIGHTS** Home occupation or Bed and breakfast establishment or Home child care; Second dwelling. **CONSENT USES** Additional dwelling units, Guest house, Hotel, Tourist accommodation, Tourist facilities, Intensive animal farming, Harvesting of natural resources, Mine, Utility service, Freestanding base telecommunication station, wind turbine infrastructure, Aqua-culture, Animal care centre, Farm shop, Agriculture industry.	Limit for dwelling units and farm shop	N/A	Dwelling house 9,0 m 12,0 m for agricultural buildings other than a dwelling house Refer to 13.1.2(d)	Dwelling house 11,0 m	> 20ha : 30,0 m < 20ha : 15,0 m Refer to 13.1.2(b)	> 20ha : 30,0 m < 20ha : 15,0 m Refer to 13.1.2(b)	N/A	Floor space of dwelling units & farm shop, Parking, Agricultural industry, Second dwelling, Minimum subdivision size
			To Wallplate	To Top of Roof				
RURAL ZONE (RU) **PRIMARY USES** Dwelling house, Agriculture, Additional use rights **ADDITIONAL USE RIGHTS** Home occupation or Bed and breakfast establishment or Home child care; Second dwelling. **CONSENT USES** Guest house, Tourist accommodation, Tourist facilities, Harvesting of natural resources. Mine, Rooftop base telecommunication station, Freestanding base telecommunication station, wind turbine infrastructure, Aqua-culture, Intensive animal farming, Intensive horticulture, Riding stables, Animal care centre, Farm shop, Agricultural industry.	Limit for dwelling units and farm shop	40%	Dwelling house 9,0 m Refer to 13.2.2(e)	Dwelling house 11,0 m	10,0 m Refer to 13.2.2(c)	5,0 m Refer to 13.2.2(c)	N/A	Floor space of dwelling units & farm shop, Parking, Minimum subdivision size, Agricultural industry, Second dwelling,
LIMITED USE ZONE (LU) **PRIMARY USES** Only **existing lawful uses** **CONSENT USES** None								No rezoning Reconstruction of destroyed property

Yenzelwe ulwazi kuphela

OVERLAY ZONES	FLOOR FACTOR	COVERAGE	MAXIMUM HEIGHT ABOVE THE BASE LEVEL	BUILDING LINES		STREET CENTRE-LINE SETBACK	OTHER PROVISIONS
				Street Boundary Building Line	Common Boundary Building Line		
SUBDIVISIONAL AREA OVERLAY ZONE (SAO) Refer to 15.1	Refer to 15.1						
INCENTIVE OVERLAY ZONE (ICO) Refer to 16.1	Refer to 16.1						
DENSITY OVERLAY ZONE (DTO) Refer to 16.2	Refer to 16.2						
HERITAGE PROTECTION OVERLAY ZONE (HPO) Refer to 17.1	Refer to 17.1						
ENVIRONMENTAL MANAGEMENT OVERLAY ZONE (EMO) Refer to 17.2	Refer to 17.2						
URBAN EDGE OVERLAY ZONE (UEO) Refer to 17.3	Refer to 17.3						
SCENIC DRIVE OVERLAY ZONE (SDO) Refer to 17.4	Refer to 17.4						
LOCAL AREA OVERLAY ZONE (LAO) Refer to 17.5	Refer to 17.5						

Yenzelwe ulwazi kuphela