

ANNEXURE B






SUGGESTED LIST OF ZONES AND STATEMENTS OF INTENT




Introductory Remarks




The Statements of Intent for each Zone must provide a clear link between vision statements and policies outlined in IDPs, SDFs and other development plans that have been aligned with these plans and inform the preparation of schemes e.g. urban design frameworks, environmental, transport, housing, economic development and health plans. **The zones and statements of intent provided in this Appendix are indicative only and must be developed to reflect the vision and development strategies of the particular municipality.**




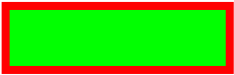

Parent Zones are set out in bold typeface with associated zones listed below these. Additional or alternative zones can be added to the list as required by the circumstances within each municipality.


RGB (red, green, blue) colours have been suggested to assist municipalities, however practitioners working with these are finding the need to adjust them as they work through the revision and preparation of schemes. Ongoing communication, facilitated by the Province is required to achieve some form of standardization across the Province in time. This standardization assists those working with schemes across municipal boundaries and will assist in linking schemes onto a single Provincial database, which may be desirable in the future. (Note: To see RGB colours in Word click on the text box, then click on the following: format text box, colour fill or line fill, extra colours, custom)






LAND USE ZONE	STATEMENT OF INTENT
<p>Agriculture</p>  <p>Fill: Olive Green R 102, G 130, B 000</p>	<p>The identification, protection and reservation of land which has agricultural value and that should be optimally utilized in accordance with national and provincial legislation, policy and guidelines related to sustainable development, agricultural production and use and or protection of natural resources.</p>
<p>Agriculture 1 / Extensive Agriculture</p>  <p>Fill: R 065, G 240, B 129</p>	<p>Provides for land and buildings where the primary activity is the extensive grazing of livestock, crop production and other agricultural pursuits where there is less impact on the environment in terms of traffic, noise, dust, odour, run-off, and underground water.</p>
<p>Agriculture 2 / Intensive Agriculture</p>  <p>Fill: Brown Green R 146, G 190, B 100</p>	<p>Provides for land and buildings used for the intensive production of poultry, eggs, livestock, crops, nursery, agricultural products and may include, as an ancillary component, the processing and sale of these commodities. Due to the intensive nature of the uses, there is likely to be an impact on the environment in terms of traffic, noise, dust, odour, run-off, and underground water. This zone may include smallholdings or a separate zone can be specified if required.</p>
<p>Forestry</p>  <p>Fill: Green R 0, G 128, B 0</p>	<p>Provides for land used or authorised for the growing of trees with valid permission of Dept of Water Affairs and Forestry and Dept of Agriculture and Environmental Affairs.</p>
<p>Environmental Service</p>  <p>Fill: hatch R 036, G 093, B 019</p> <p>Border:</p>	<p>Areas that provide environmental and recreational services that are essential to the sustainable development of cities, towns and settlements. These include areas requiring preservation and conservation because they provide ecosystem services, are unique natural landscapes, viewpoints, areas of ecological, historical and/or cultural importance, bio-diversity, and/or have unique, rare of endangered habitats or species.</p>



LAND USE ZONE	STATEMENT OF INTENT
Verdigris (same RGB)	
<p>Environmental Service 1</p>  <p>(This includes World Heritage sites, Proclaimed parks and the like)</p> <p>Fill: R 080, G 164, B 133</p> <p>Border: R 036, G 093, B 019</p>	<p>Provides for land that has been proclaimed as a Protected Area in terms of relevant legislation and has special status and value due to its function in the provision of services contributing to the balance of nature or the prevention of natural disasters, e.g. the retention of water in wetlands, grasslands and natural forests. It may include areas requiring preservation and conservation because they provide ecosystem services, are unique natural landscapes, viewpoints, areas of ecological, historical or cultural importance, bio-diversity, and have unique habitats or species.</p>
<p>Environmental Service Interface</p>  <p>Fill: R 176, G 255, B 176</p> <p>Border: R 036, G 093, B 019</p>	<p>Provides for the control and management of the use of land adjacent to Environmental Service 1 zones and that any valued environmental services that this zone provides is not impaired. Land in this zone should be managed in such a manner as to provide adequate protection to the adjacent Environmental 1 zone from the potentially detrimental aspects of more intensive land uses.</p>
<p>Coastal strip / Sea Shore</p>  <p>Fill: R 209, G 183, B 157</p> <p>Border: R 176, G 112, B 080</p>	<p>Provides for the management of development of land located within the low and high water mark, as defined in the Sea Shores Act, along the coast including, <i>inter alia</i>, bathing, shore angling, deep-sea angling, jet skiing, surfing, boogie boarding, kite-surfing, construction of tidal pools and the erection of shark nets. The purpose of the zone is to ensure that permitted activities do not impact negatively on ecosystems, marine and coastal, fauna and flora, within these areas.</p>
<p>Dam</p>	<p>Provides for dams that are used for water supply and / or recreational purposes. Use of the water body requires permission from the Department of Water Affairs and</p>





LAND USE ZONE	STATEMENT OF INTENT
 Fill: Light Blue R 151, G 219, B 242	Forestry
Active Open Space  Fill: R 000, G 255, B 000	Provides for the development and management of a system of publicly and privately owned areas as part of the sustainable open space system and the local authority's environmental services. It includes independent or linked open space areas and green lung areas for sporting and recreational activities and may include ancillary facilities and buildings.
Passive Open Space  Fill: R 0, G 255, B 000 Hatch	Provides for any open space for passive recreational purposes that is used and enjoyed by the general public and may include ancillary facilities or buildings.






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<p>Interface</p>  <p>Fill: R 224, G 176, B 144</p> <p>Border: R 0, G 064, B 128</p>	<p>Provides for land and appropriate uses in certain locations to reduce the impact that incompatible land uses would have on one another if they were adjacent to each other and to preserve or minimise the adverse impact the two incompatible land uses would have on the general amenity of an area.</p>
<p>Civic and Social (Government, Municipal and Institution)</p>  <p>Fill: Red R 255, G 0, B 0</p>	<p>Provides for land and buildings associated with public and private service providers and administrative or government functions including education, health, pension offices, museums, libraries, correctional facilities and community halls.</p>
<p>Government and Municipal</p>  <p>Fill: Peach R 246, G 175, B 093</p>	<p>Provides for buildings to be erected and used for National, Provincial and Municipal administration and services.</p>
<p>Education</p>  <p>Fill: Bright Green R 000, G 255, B</p> <p>Border: Red R 255, G 0, B 0</p>	<p>Provides for the development of the full range of educational facilities, including infants, pre-primary, primary, secondary, tertiary and adult education and training with associated buildings and recreational facilities for the local and broader community.</p>
<p>Crèche</p>  <p>Fill: Bright Green R 000, G 255, B</p>	<p>Provides for buildings or portion of buildings to be used for the care of no less than six or more infants and children during the daytime. Health bylaws must be complied with.</p>




LAND USE ZONE	STATEMENT OF INTENT
Border: Red R 255, G 0, B 0 Annotated with 'CR'	
Health and Welfare  Fill: Light Pink R 255, G 229, B 236 Border: Dog Rose Flower R 255, G 166, B 191	Provides for the full range of public and private hospital, medical centres, clinics, sanatoria, community care, welfare and social requirements including pension pay points





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<p>Cemetery</p>  <p>Fill: Red R 255, G 0, B 0 Annotated with C</p>	<p>Provides for public and private cemeteries, memorial parks, funeral chapel and crematoria.</p>
 <p>Worship</p> <p>Fill: Red R 255, G 0, B 0 Annotated with W</p>	<p>Provides for land, a building or portion of a building to be used as a church, chapel, oratory, synagogue, mosque, temple, Sunday school or other place of public devotion, but does not include a funeral chapel</p>
<p>Institutions</p>  <p>Fill: Orange R 255, G 102, B 000</p>	<p>Provides for land and buildings used for the accommodation and care of the aged, places of safety and orphanages</p>
<p>General Mixed Use</p>  <p>Fill: Turquoise R 0, G 255, B 255</p>	<p>A zone that allows the development of a range of complementary land uses with varying degrees of mix: retail / commercial / business, services, industrial, administrative, community, educational, environmental and residential opportunities which may include informal trading which, within the use zone, are compatible, and generally do not breach the level of amenity contemplated by the zone.</p>
<p>Low Impact Mixed Use (Mixed Use General Business 1)</p>  <p>Fill: R 127, G 230, B 255</p>	<p>Provides for areas where a full range of residential, businesses, offices, civic and social, educational and environmental uses are freely permitted, and under certain conditions light industry might be permitted but excludes other industrial uses, and which can act as an interface between residential and higher impact non residential uses or major traffic routes. The general level of amenity is intended to be good.</p>





LAND USE ZONE	STATEMENT OF INTENT
<p>Medium Impact Mixed Use (General Business 2)</p>  <p>Fill: R 051, G 102, B 255</p>	<p>Provides for a mixed-use area where the full range of residential, businesses, offices, service and light industries, civic and social, educational and environmental uses are freely permitted but excludes other forms of industry.</p>
<p>Core Mixed Use</p>  <p>Fill: R 0, G 064, B 102</p>	<p>Intended for the development of the major activity focus or foci of urban areas and provides for land and buildings where the full range of residential, businesses, offices, service and light industry, civic and social, educational and environmental uses are freely permitted and under certain conditions general industry is permitted but excludes extractive or noxious industry.</p>




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<p>Multi Purpose, Retail and Office</p>  <p>Fill: R 020, G 129, B 188</p> <p>Border: Gold R 255, G 204, B 0</p>	<p>Provides for the development of a full hierarchy of shopping centre types and can comprise a mix of retail, office, residential and entertainment uses.</p>
<p>Suburban Office</p>  <p>Fill: R 191, G 255, B 255</p> <p>Border: Gold R 255, G 204, B 000</p>	<p>Provides for office development as the primary developmental focus in suburban and peripheral locations, adjacent to shopping centres or a mixed-use core, or as independent zones.</p>
<p>Petrol Service Station</p>  <p>Fill: R 051, G 102, B 255 Annotated with PSS</p>	<p>Provides for land and buildings used or designed for the sale of petroleum, oil and other fuels and lubricants and accessories used in connection with motor vehicles, and includes an office and storeroom for use in connection therewith, together with facilities for servicing and maintenance of motor vehicles, and may also include a Convenience shop not exceeding 150m2. It shall not include panel beating, spay painting, or the carrying out of vehicle body repairs of a major nature to the engine or transmission system of motor vehicles. This zone is site specific and is subject to an Environmental Impact Assessment and a Record of Decision issued by the Department of Agriculture and Environmental Affairs.</p>
<p>Industrial</p>  <p>Fill: Violet R 128, G 0, B 128</p>	<p>A general zone to accommodate different industrial uses.</p>
<p>Low Impact Industrial</p>	<p>A zone to accommodate a mix of light and service industries, and associated activities to facilitate local</p>

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 Fill: R 239, G 198, B 255	<p>economic development and employment opportunities and may also be used as an interface with other industrial zones. The location and development of these zones must not negatively impact on the built or natural environment or watercourses located near them.</p>
<p>Medium Impact Industrial</p>  Fill: Lavender R 204, G 153, B 255	<p>A zone, which accommodates a mix of industrial and related, land uses and activities, which have lesser environmental impacts, and excludes heavy and noxious industry. The location and development of these zones must not negatively impact on the built or natural environment or watercourses located near them.</p>
<p>High Impact Industrial</p>  Fill: R 230, G 100 B 230	<p>A zone to contain those noxious industrial uses having high levels of air, water, and or noise pollution and or heavy traffic associated with them. The location and development of these zones must not negatively impact on the built or natural environment or watercourses located near them.</p>
 <p>Quarrying and Mining</p> Fill: Brown R 126, G 072, B 000	<p>This zone comprises land used for the extraction of minerals or materials, including sand and stone, in compliance with a permit from DAEA. It shall include the monitoring and control of the operation to minimise amenity disturbance by way of dust, noise (including blasting) heavy vehicles, hours of operation and any remedial programmes once the activity ceases.</p>
<p>Residential</p>  Fill: Yellow R 255, G 255, B 000	<p>Provides for land and buildings for a variety of housing types, ranging from areas that are almost entirely residential to those areas having a mix of other compatible land uses, where the predominant land use is residential.</p> <p>The potential impact ranging from low to high refers to the impact of other uses allowed into the zone as well as the impact of the residential development itself. For example an area designated for high-rise flats would not be zoned “low impact residential” as the impact of a large number of people in close proximity to their neighbours and the associated traffic would be medium to high. Such an area would also require ancillary facilities such as crèches,</p>

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	<p>corner stores, laundries etc, all of which would increase the impact of the land uses on adjoining land uses.</p> <p>Where the predominant use is no longer residential it would be more appropriate to use a mixed-use zone.</p>
<p>Residential Low Impact</p>  <p>Fill: Light yellow R 255, G 255, B 115</p>	<p>Provides for land and buildings for a variety of housing types with a limited number of compatible ancillary land uses permissible so as to cater for every day needs of the residents. The density is likely to be low and the amenity high.</p>
<p>Medium Impact Residential</p>  <p>Fill: R 255, G 191, B 102</p>	<p>Provides for a high incidence of primary residential land uses with an increasing number of appropriate ancillary land uses to satisfy local demands and convenience. The residential density may also increase which will increase the impact of the residential land use on the area.</p>
<p>High Impact Residential</p>  <p>Fill: R 230, G 138, B 046</p>	<p>Provides for the full range of residential accommodation and a wide variety of services and activity mix to cater for broader community needs. The residential density is likely to be higher thus increasing the impact of the residential use on the area and requiring additional retail, civic and social and service activity to serve the needs of the community.</p>

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<p>Residential Estate</p>  <p>Fill: R 255, G 236, B 188</p>	<p>A zone that contains residential estates that are predominantly used for residential purposes with no commercial activity, other than to serve the needs of the residents themselves. These may include golf courses, stables, and other recreational facilities for use by the residents or members of a club. These additional activities may require a consent procedure depending on the likely impact on adjoining land uses.</p>
<p>Transitional Residential / Informal Residential</p>  <p>Fill: Yellow R 255, G 255, B 122</p> <p>Border: Brown R 153, G 051, B 000.</p>	<p>This zone is intended to manage informal settlements that have occurred in a Municipality (including Ingonyama Trust Land) adjacent to or near existing formal urban areas, and which have been identified in the Integrated Development Plan for future upgrading. Controls need to be applied flexibly and primarily to protect the health and safety of residents, as well as being applied to facilitate the future provision of services and to prevent overcrowding.</p>
<p>Imizi / Rural / Traditional / Settlement</p>  <p>Fill: Light Yellow R 255, G 255, B 153</p> <p>Border: Green R 0, G 128, B 0</p>	<p>This zone is used to manage land and buildings where the primary land use is residential settlement on land that is communally held and / or under the jurisdiction of a Traditional Authority.</p>
<p>Hotel</p> 	<p>Provides for a licensed hotel. Accommodation and public lounge and bar areas may be provided as well as other recreational facilities. The provision of parking is an important factor as is the noise generated from the public areas.</p>

LAND USE ZONE	STATEMENT OF INTENT
Fill: Gold R 255, G 204, B 0 Annotate with H	
Eco-tourism / Resort  Fill: Gold R 255, G 204, B 0 Annotate with EC or R	This is a zone that manages the use of land for eco-tourism or nature based tourism development. The main focus is on accommodation in the form of lodges, bush camps, cultural villages and bed and breakfast establishments within a rural setting.
Transportation and Access  Fill: Grey 50% R 136, G 136, B 136 Annotate: Airports= A Ports/Harbours= P Bus and Taxi termini = B/T Cycle path = CP	This zone makes provision for developments and buildings associated with public and private transportation in all its forms, e.g. air, land and sea and access into and out of the provincial and national boundaries and include customs and border control. This zone would include Mode transfer stations / bus and taxi termini, Railway Stations, Harbour / Ports, Airports, and cycle and pedestrian ways of these are not accommodated in an open space system. (In some instances it will be necessary to split these into separate zones depending of the need to differentiate controls)
Existing and Future Roads  Fill: Dark Red, Hatch R 128, G 000, B 000	The provision of land for the full range of road infrastructures within rural and urban areas to ensure an optimal road transport network can be constructed and maintained.
Road Closure  Fill: Dark Red Hatch R 128, G 000, B 000	Provides for roads that have been identified in the IDP, SDF or any other Plans for closure.
Existing and Future Railways	The provision of necessary commuter, passenger and goods railway infrastructure within the rural and urban context.

LAND USE ZONE	STATEMENT OF INTENT
 <p data-bbox="225 412 531 479">Fill: Grey 25%, Hatch R 192, G 192, B 192</p>	
<p data-bbox="225 524 552 555">Utilities and Services</p>  <p data-bbox="225 680 520 748">Fill: Light grey hatch R 212, G 207, B 203</p>	<p data-bbox="584 524 1426 994">The provision of all necessary land areas for capital works mains, overhead and underground cables and pylons, and essential services required to promote sustainable development in accordance with national laws and provincial and local guidelines. Including <i>inter alia</i>: Sub-stations, water works, sewerage pipelines, pump stations and works and public utilities, Telkom optical fibre cables, pipelines including oil, gas, bulk water and stormwater, Garden refuse dumps and household refuse sites. Hazardous installations and refuse sites would require a consent procedure and an environmental impact assessment and a Record of Decision issued by the Department of Agriculture and Environmental Affairs.</p>
<p data-bbox="225 1077 451 1144">Undetermined/ Indeterminate</p>  <p data-bbox="225 1274 520 1341">Fill: White R 255, G 255, B 255</p>	<p data-bbox="584 1077 1426 1402">Provides for land where is in not possible or undesirable to zone land for any particular use at the time of scheme preparation. The Municipality may draft a clause that allows development in the area subject to the Special Consent of the Municipality being granted and subject to the proposed development being in accordance with any future use that may be contemplated by the Municipality in accordance with any spatial plans that may have been prepared.</p>