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1. ACCOMMODATION/ GUESTHOUSE POLICY FOR EMFULENI

(REVISED)

Special clauses in terms of the Vanderbijlpark and Vereeniging Town Planning Schemes

- It is existing rights in terms of clauses 20 and 32 respectively of the mentioned schemes and existing planning controls must remain.

Bed and Breakfast (All areas, excluding the annexure “F” Townships)

- A bed and breakfast establishment provides only bed and breakfast. The guests integrate with the family of the owner or host. The primary use on the property remains that of a family home.
- For the purposes of the abovementioned Town Planning Schemes a consent use procedure for a bed and breakfast establishment of more than two rooms but with a maximum of 6 guests must be followed.
- The zoning will remain “Residential 1” or “Agricultural/Undetermined”.
- Only breakfast may be served to the guests. No other facilities or services are allowed.
- A site plan indicating the living area of the owner or host, the number and location of rooms and parking will be a requirement for the consideration of the application. (See requirements of the SDP)

Guest house (All areas, excluding the annexure “F” Townships)

- A guest house operates as a business entity in a building with a distinct individual residential character and three meals a day can be served.
- The primary use of all facilities is for the exclusive use of guests only.
- A guest house shall have not less than 4 rooms and not more than 16 rooms.
- For the abovementioned Town Planning Schemes rezoning procedures for a guest house must be followed.
- Where the application includes a restaurant, conference and recreational facilities, it must be clearly stipulated and motivated provided, that the parking, height and coverage requirements are observed.
- Rooms may, in cases where the erf/erven or holding can accommodate it in terms of the coverage and parking requirements, be separate individual units, excluding a kitchen.
- Chapels (a place for wedding or similar functions may be considered if the erf/erven or holding if the requirements in terms of the height and coverage are complied with and are thoroughly motivated in the application.
- A site plan indicating the living area of the owner or host, the number and location of rooms and parking will be a requirement for the consideration of the application. (See requirements of the SDP)
- For the purposes of this policy, lodges and country houses are included under the definition of a guesthouse.

Parking requirements

- Rooming/lodging or clause 20 of the Vanderbijlpark Town Planning Scheme, 1987 and clause 32 of the Vereeniging Town Planning Scheme, 1992: - Not more than four persons, - no additional bays.
- Bed and Breakfast: - 2 to 6 rooms, – two additional bays.
- Guest house: 7 to 16 rooms, - one bay per room.

- Restaurant: - one bay per two seats.
- Conference facilities: - two bays per 100m² or at Council's discretion.
- Recreational facilities: - two bays per 100m² or at Council's discretion.
- Place of public worship (chapel): - one bay per six seats or at Council's discretion.

All parking must be on-site and must be practical with the necessary manoeuvring space.

Site development plan

- Existing buildings
- Any proposed buildings or extensions
- Location of every room
- Where the owner or host and his or her family will reside
- Where required parking facilities will be provided
- Where ancillary facilities, if any, will be provided
- Access to the erf
- Landscaping (at least 25% of the site)

Height and coverage

- The existing height and coverage restriction of the erf/erven must remain. Applications for a coverage increase on holdings and farm portions may be considered because of the existing coverage restriction of between 5 and 10%.

General

- All erven that falls under annexure "F" Land Use Conditions in terms of the Black Communities Development Act, 1984 must comply with the requirements of this annexure.
- All of the abovementioned accommodation establishments should be seen as distinct from student accommodation. Where student accommodation is proposed, an application applicable to the zoning of the erf/erven is required so that the intention to cater for student accommodation is clear from the start.
- Should a public restaurant facility be required as part of the guest house operation, the subject erf/erven or holding will require a rezoning to permit this use. If approved, the restaurant should be incidental to the primary guest house use.
- If the rezoning application includes one or more of the following: a restaurant, chapel, conference and recreational facilities, it should be clearly stipulated and motivated.
- Accommodation must be provided on a short term basis only.
- Where there are title restrictions against the erf, an application to remove or amend the title shall be submitted simultaneously with any other applicable town planning application.
- For the purposes of this policy is "Residential 2, 3 and 5" excluded and the use of these erven for bed and breakfast and guest houses is not supported.

- The local authority may request any other condition as it may deem applicable to the application.

2. CELLULAR INFRASTRUCTURE

(NO CHANGES)

Guidelines for the establishment of cellular infrastructure

The following guidelines shall be applicable when evaluating cellular mast applications and should be addressed by the applicant in a concise motivating memorandum:

- The procedure followed in identifying the location of the mast and the area to be covered by the proposed mast;
- The reason for the specific location of the mast on the property identified;
- Where existing masts are located within a kilometre radius from the identified property, the reason why the sharing of such mast is impossible;
- The proposed screening measures to be implemented i.e. and artificial indigenous tree, signage structure, landscaping to be provided, colour of the mast;
- The height of the mast, which in residential areas shall not exceed 25m, unless substantially motivated;
- Substantial reasons for the location of a mast on a residential zoned property i.e. no other property such as a school, local neighbourhood shopping centre, church, private open space or sports grounds available;
- The suitability of the property for the erection of the mast.

The service network providers should furthermore take cognizance of and be advised to make use of council owned unused or under-utilised open space for the establishment of infrastructure where such land is available. The reason for not making use of such land, if in close proximity to a proposed identified property, should be clearly addressed in the motivating memorandum. The Council shall furthermore adopt such procedures, which will expedite the leasing of Council owned property to the various network providers, with the understanding that the leased areas will exclusively be used for the purposes of erecting cellular telephone masts.

The above guidelines shall not be applicable to antennae attached to or constructed on top of existing buildings, where these antennae do not exceed an additional height of 3 metres.

Procedure to be followed on the establishment of cellular infrastructure

The following procedures shall be followed and documents submitted in respect of an application for the establishment of cellular infrastructure:

- A submission fee as determined annually by the municipality;
- A Power of Attorney and Company Resolution (where applicable);
- A copy of the Deed of Transfer;

- A motivating memorandum with the information as set out above;
- A copy of the relevant Surveyor-General diagram;
- A zoning certificate;

- An engineer's certificate; and
- The normal procedures for the submission of building plans shall be followed;
- Two sets of plans in accordance with the National Building Regulations and Building Standards Act, which will include:
 - A site plan indicating all the existing developments on the property, the descriptions of adjoining properties, applicable building lines and the proposed location of the cellular mast and/or antennae and equipment base station;
 - An elevation plan indicating the height and type of structure to be established on the property;
- The provisions of the Environmental Conservation Act 73 of 1989 shall be complied with. This will require the applicant to provide the Building Control Officer with either a letter from the Department of Agriculture, Conservation and Environment granting exemption from the requirements to submit and EIA or alternatively a record of decision on the EIA report.
- Written permission from the landowner to the erection of a cellular mast shall be obtained. In the event of masts being erected on Council land i.e. road reserves, parks, municipal depots, permission from the Municipal Manager shall accompany the application;
- The application shall be referred to the relevant Ward Councillor for comment. Such comments shall be provided by the relevant Ward Councillor within 14 days of such request;
- Applications shall be considered in terms of the provisions of Section 7(1) of the National Buildings Regulations and Building Standards Act 103 of 1997 and the guidelines as set out above.

The above application will be circulated to all relevant service departments within the local authority for approval after which the applicant shall be informed of the decision of the Council. This decision shall be provided within 30 days after the submission of the application, as determined in the National Building Regulations and Building Standards Act. Approval of applications is all subject to compliance with any other law such as the Environmental Conservation Act, Act 73 of 1989.

3. DENSITY POLICY OF VANDERBIJLPARK SOUTH WEST 5

Minimum erf sizes for "Residential 1" erven in Vanderbijlpark South West 5 will be restricted to 1 250m².

Group classification of proposed minimum erf sizes of residential areas:

Residential areas with an average erf size up to and including 1500 square meter

4. DENSITY POLICY OF VEREENIGING

(REVISED)

Proposed minimum erf sizes for “Residential 1” erven in the Vereeniging area

Group classification of present erf sizes of residential areas:

Residential areas with an average erf size up to and including 1500 square meter (m²)

Arcon Park	500 m ²
Arcon Park Extension 1	500 m ²
Arcon Park Extension 2	1 000 m ²
Arcon Park Extension 3	500 m ²
Arcon Park Extension 4	850 m ²
Bedworth Park	850 m ²
Dadaville	500 m ²
Duncanville	500 m ²
Falconridge	500 m ²
Homer	500 m ²
Leeuhof	500 m ²
Peacehaven North	500 m ²
Peacehaven South	1 000 m ²
Roshnee	500 m ²
Rust-ter-Vaal	500 m ²
Rust-ter-Vaal Extension 1	500 m ²
Sonlandpark	500 m ²
Springool	500 m ²
Steelpark	500 m ²
Three Rivers	1 500 m ²
Three Rivers Extension 1	500 m ²
Three Rivers Extension 2	500 m ²
Three Rivers East	1 000 m ²
Unitas Park	500 m ²
Unitas Park Extension 1	500 m ²
Vereeniging	500 m ²
Vereeniging Extension 1	500 m ²
Vereeniging West	500 m ²
Waldrif	500 m ²

The following conditions will be applicable:

1. The preservation of the benefits of the environment, inter alia trees, open spaces, privacy and aesthetical quality of the built-up as well as the natural environment.
2. Attention must be given to the design of buildings and layout on site in order that the individual may enjoy maximum privacy.

3. Certain preconditions can be set for the subdivided erf to comply with, which will contribute to the retention or the personal freedom of abutting erven and high residential quality, for example height and coverage restrictions.

5. POLICY WITH REGARD TO THE ESTABLISHMENT OF TAVERNS IN THE AREAS CONTROLLED BY THE BLACK COMMUNITIES DEVELOPMENT ACT 1984 (ACT 4 OF 1984) AND THE TOWNSHIP ESTABLISHMENT AND LAND USE REGULATIONS, 1986.

(NO CHANGES)

RESOLVED (ON 26.08.2003- Mayoral)

That the Emfuleni Local Municipality take cognizance of the contents of this report and approve it as a policy adopted by the Council for the consideration of applications received for the establishment of taverns within the municipal area and that the following criteria be accepted:

1. The granting of consent may not interfere with the amenity of the surrounding area;
2. should an application be submitted on a residential property, the main use of the property shall remain residential;
3. where the property that forms the application is located in close proximity to a school, such an application will not be considered. It is proposed that a distance of 500 metres be imposed and that no other applications for taverns within a 500 metre radius be considered;
4. the total coverage of all buildings on the property should not exceed to coverage allowed as per Annexure A of the Township Establishment and Land Use Regulations, 1986.
5. the applicant must be the registered owner of the land and must be residing on the property;
6. the proposed development must aesthetically blend with the environment and advertising should be strictly controlled to the satisfaction of the Council;
7. the area where the liquor is to be sold and consumed must be effectively separated from the residential component of the property;
8. a separate access to the proposed tavern should be provided;

9. no direct access from the tavern shall be allowed to the residential component of the buildings;
10. building plans be submitted and approved before any construction work may be commenced with;
11. Business hours must be fixed. The playing of loud music should be restricted in order to protect the surrounding residents from noise pollution. The playing of music must comply with the Noise Regulation, Nr R5479 of 20 August 1999;
12. smoking of tobacco products on the premises must comply with the Regulations to Smoking of Tobacco Products in Public Places, No R975 of September 2000;
13. the tavern must comply with the Regulations governing General Hygiene Requirements for Food premises and the Transport of Food, Nr R918 of 30 July 2000;
14. the Council may impose any condition it may deem fit, to protect the amenity of the area and the neighbourhood;
15. the Council may refer the application to any party, body or person/s it may deem necessary;
16. the applicant's municipal service account must be paid in full;
17. there must be one entrance and exit to the facility for fire escape purposes;
18. business tariffs should be levied and
19. no off-sales should be allowed without a licence.

6. POLICY FOR NON-RESIDENTIAL USES ON RESIDENTIAL ERVEN

(REVISED)

The following policy regarding residential erven and open spaces within the area of Emfuleni Local Municipality be accepted.

1. That the following words and expressions, relating to non-residential activities, have the respective meanings hereby assigned to them, except where the context otherwise requires or it is otherwise expressly provided:

“Cottage industry” means an activity which can be conducted from within a dwelling occupied by residents, such as knitting, baking, tailoring, hobbies, etc.

“Extensive uses” mean any use:

- i. that requires large pieces of land;
- ii. of which the return per square meter is less than is the case with a normal industrial land;
- iii. that mainly includes the storage of material, equipment, machinery and vehicles (other than a scrap yard) in the open air; and
- iv. that mainly include conducting of activities in the open air.

“Fully occupied residential offices” means any residential building totally occupied for office purposes.

“Non-agricultural use” is any use which is not, or not directly related to:

- i. the practice of cultivating the soil and/or rearing animals;
- ii. noxious industrial activities;
- iii. any activity which is detrimental in whatever nature to the environment;
- iv. retail

“Non-public orientated activities” means an activity that does not directly provide a service to the public, such as town planners or attorneys, and are usually characterized by low frequency of visits by clients.

“Non-residential” shall mean for the purpose of this document mean any activity conducted from residential and agricultural land, other than residential activities and agricultural activities on agricultural land.

“Occupation” means of passing one’s time, temporary or regular employment.

“Partially occupied” means any residential building that is both occupied for residential as well as non-residential purposes. “A-type partially occupied” refers to situations where the occupier of the residence is also the occupier of the non-residential section. “B-type partially occupied” refers to situations where the occupier of the residence is not the occupier of the non-residential section.

“Profession” means vocation or calling, especially one that involves some branch of advance learning or science.

“Public orientated activities” means an activity that directly provides a service to the public, such as surgeries or dentists, and are usually characterized by high frequency of visits by patients, etc.

“Residence” means a dwelling house, residential building, duplex dwelling, residential unit with the inclusion of outbuildings associated therewith as well as any habitual room within a hotel, boarding-house or retirement village.

“Residential office” means any residential building, fully or partially occupied for office purposes.

“Residential industry” means the practice of any activity from a residence with a purpose of making an income and includes a shop, cottage industry or service industry, but excludes other industrial, commercial, extensive and noxious uses.

2. That non-residential activities be classified as follows:

1) Residential office use:

- a) Public orientated activities
 - i) Fully occupied residential office
 - ii) Partially occupied residential office
- b) Non-public orientated activities
 - i) Fully occupied residential office
 - ii) Partially occupied residential office

2) Residential industry use:

- a) fully occupied residential industry
- b) Partially occupied residential industry

3) Industrial use

- a) Fully occupied industrial use
- b) Partially occupied industrial use

4) Extensive use:

- a) Fully occupied extensive use
- b) Partially occupied extensive use

5) Commercial use

- a) Fully occupied commercial use
- b) Partially occupied commercial use

6) Noxious use:

- a) Fully occupied noxious use
- b) Partially occupied noxious use

3. That the following development areas be accepted:

The study area represents different areas each with its own distinctive character and includes residential (high, middle and low-income areas). Each of these areas are occupied by different communities each with its own needs and culture. For the purpose of this document development

areas are identified by dividing the study area into areas representing different property values. Areas with high property values are generally occupied by persons with high income and vice versa. Persons with higher income generally have different needs and values in relation to persons with lower income. Therefore the following development areas are recommended:

- Group 1
 - Bophelong Extension 1 to 18
 - Boitumelo
 - Boipatong Extension 2 to 4
 - Leeuhof
- Group 2
 - Bonanné
 - CW1
 - CW2
 - CW3
 - CW4
 - CW5
 - CW6
 - Vereeniging CBD and Extensions 1 and 2
 - Vereeniging-Wes
 - Peacehaven
 - Duncanville
 - Homer
 - Steel Park
 - Rust-ter-Vaal
 - Springool
 - Unitaspark Township
- Group 3
 - SW5 Proper
 - SW5 Extension 6
 - SE3
 - SE4
 - SE2
 - SW2
 - Flora Gardens
 - SE7
 - Arcon Park and Extensions
 - Three Rivers
 - Three Rivers East
 - Roshnee
 - Dadaville
- Group 4
 - SW1
 - SE1
 - CE1
 - CE2

- CE3
- CE4
- CE5
- SW5 Extension 1
- SW5 Extension 2
- SW5 Extension 3
- SW5 Extension 4
- SE6
- Bedworth Park
- Duncanville
- Three Rivers Extension 1 and 2
- Sonland Park
- Falcon Ridge
- Waldrift
- Vaaloewer

4. That the applications be considered as follows:

- 4.1 That the Council, in terms of the Vanderbijlpark Town Planning Scheme, 1987 and the Vereeniging Town Planning Scheme, 1992, consent to:
- The employment of two employees in terms of clauses 20(e) and 32(e) respectively of the Schemes, subject to the evaluation criteria and certain conditions as laid down in this chapter;
 - The establishment of non-residential activities provided for the Town Planning Schemes, subject to the evaluation criteria and certain conditions as laid down.
- 4.2 That the Council considers on individual merit the establishment of non-residential activities provided for by the Town Planning Schemes (office, business, industrial and commercial uses) adjacent to activity nodes characterized by similar activities, subject to the evaluation criteria and certain conditions as laid down, by means of submission of a rezoning and/or amendment/removal of restrictive conditions application.
- 4.3 That the Council considers on individual merit the establishment of non-residential activities (class 1a &1b, 2a &2b, 3b, 4b and 5b in Table 4.1 and activities in Table 4.2) within residential areas, subject to the evaluation criteria and certain conditions as laid down in this chapter, by means of submission of a rezoning and/or amendment/removal of restrictive conditions application.
- 4.4 That the information as determined in the town planning schemes/ordinances/acts forms part of any application for change in land use and/or special consent and additional information be provided when required by the municipality;

5. That decision about land development take the following into account:
 - 5.1 the Chapter 1 principles of the DFA
 - 5.2 Each application should be examined on its own merit and evaluated on the following criteria:
 - 5.2.1 General location criteria:

The following guidelines should be considered when analyzing an application for the establishment of a non-residential activity in residential areas:

- (a) the nature of the proposed activity and the area that it serves;
- (b) the reason as to why the activity cannot be established within an existing business/industrial area;
- (c) the location of the property within the residential area;
- (d) the locality of property (in relation to formal business/industrial areas and target market);
- (e) Socio-economic status of the area;
- (f) The acceptability of the proposed activity to the surrounding community;
- (g) Surrounding land uses and zonings;
- (h) Current development trends within the area;
- (i) Future development potential of the area;
- (j) General accessibility of property (in relation to major traffic routes, accessibility to target market)

- 5.2.2 The following two tables should be utilized as a general guideline for the evaluation of the location of a proposed activity:

Table 5.1 GENERAL GUIDELINES FOR PREFERRED LOCALITIES OF NON-RESIDENTIAL ACTIVITIES (PER ACTIVITY CLASS)

Land Use / Activity Class	Residential Areas							
	Group 1		Group 2		Group 3		Group 4	
	Inside	Border	Inside	Border	Inside	Border	Inside	Border
Class 1(a)(i) - RESIDENTIAL OFFICE Public Orientated , Fully occupied	○	√	○	√	×	√	×	√
Class 1(a)(ii) - RESIDENTIAL OFFICE Public Orientated , Partially occupied	○	√	○	√	×	√	×	√
Class 1(b)(i) - RESIDENTIAL OFFICE Non-public Orientated , Fully occupied	○	√	○	√	×	√	×	√
Class 1(b)(ii) - RESIDENTIAL OFFICE Non-public Orientated , Partially occupied	○	√	○	√	○	√	○	√
Class 2(a) - RESIDENTIAL INDUSTRY , Fully occupied	×	√	×	√	×	√	×	√
Class 2(b) - RESIDENTIAL INDUSTRY , Partially occupied	○	√	○	√	○	√	○	√
Class 3(a) - INDUSTRIAL USE , Fully Occupied	×	×	×	×	×	×	×	×
Class 3(b) - INDUSTRIAL USE , Partially occupied	×	○	×	○	×	×	×	×
Class 4(a) - EXTENSIVE USES , Fully Occupied	×	×	×	×	×	×	×	×
Class 4(b) - EXTENSIVE USES , Partially Occupied	×	×	×	×	×	×	×	×
Class 5(a) - COMMERCIAL USES , Fully Occupied	×	×	×	×	×	×	×	×
Class 5(b) - COMMERCIAL USES , Partially Occupied	×	×	×	×	×	×	×	×
Class 6(a) - NOXIOUS USES , Fully Occupied	×	×	×	×	×	×	×	×
Class 6(b) - NOXIOUS USES , Partially Occupied	×	×	×	×	×	×	×	×
√ - Acceptable								
○ - Less Accepted								
×								

“Inner” refers to the areas of each development area which is exclusively used for residential purposes.

“Fringe” refers to areas of each development area adjacent to existing business nodes and/or high order traffic routes or road classification as determined per Emfuleni Spatial Development Framework Plan.

TABLE 5.2 GENERAL GUIDELINES FOR PREFERRED LOCALITIES OF NON-RESIDENTIAL ACTIVITIES (ACTIVITY TYPE)

Activity	Residential Area
1. Office with less than 2 employees	Acceptable
2. Office with less than 5 employees	Acceptable
3. Office with more than 5 employees	Unacceptable
4. Medical and orthopaedic consulting rooms	Acceptable
5. Computer shops with limited sales areas	Acceptable
6. Hair dressers	Acceptable
7. Home restaurant	Unacceptable
8. Coffee house / tea garden	Acceptable
9. Entertainment centre	Unacceptable
10. Crèche / day care centre	Acceptable
11. Home shops (only hand made products) / home industry	Acceptable
12. Home shops (any products)	Unacceptable
13. Café	Unacceptable
14. Motor sale market	Unacceptable
15. Private clubs	Unacceptable
16. Public garage	Unacceptable
17. Veterinarian	Acceptable
18. Escort club	Unacceptable
19. Teaching activities	Acceptable
20. Panel beating / timber work	Unacceptable
21. Tuck shop (no alcohol)	Acceptable
22. Tuck shop (with alcohol)	Unacceptable
23. Money lending business	Unacceptable
24. Security firm	Unacceptable
25. Estate agent	Acceptable
26. Guest house	Acceptable
27. Employment agency	Unacceptable
28. Light industry	Unacceptable
29. Heavy industry	Unacceptable
30. Labour hire / labour consultants	Unacceptable

5.2.3 Site criteria

The following factors should be examined when assessing the suitability of a particular property:

- (a) scale of the proposed activity:
 - The number of partners/professionals
 - The number of assistants/employees
 - Maximum number of vehicles at any one time

- Frequency of movement of vehicles
- Hours of operation

(b) Site features

- Size of property
- Size of the dwelling and outbuilding
- Suitability of the dwelling and outbuildings for conversion
- Possibility that the dwelling and outbuildings will be extended
- Potential of a full time residential component
- Access (ingress and egress) to the property
- Availability of space for an acceptable layout of the required number of parking bays
- Preservation of existing character and architectural design
- Boundary and surface treatment

(c) Adjacent development

- Objection/consent of adjacent property owners and occupiers
- Impact of the proposed activity on adjacent property, development and environment in terms of:
 - Visual and physical impact
 - Potential pollution (noise, light, dust, smoke, etc)
 - Vehicular and pedestrian movement
 - Socio-economic impact

6. Town Planning Controls:

- 6.1 That the following town planning controls be recommended for non-residential activities which does not fall within the framework of Clause 20(e) of the Vanderbijlpark Town Planning Scheme, 1987 and Clause 32(e) of the Vereeniging Town Planning Scheme, 1992.

Proposed zoning:

“Residential” as the case may be, with the addition of an ANNEXURE which reads as follows:

The property may also be used for (specify activity or use) purposes subject to the following:

- 6.1.1 The existing residential structure and outbuildings appearance must be retained, and additions or alterations to the structure must be architecturally compatible to the existing development as to ensure that the residential character of the property and surrounding area be retained.
- 6.1.2 On site parking, clearly marked, shall be provided at a ratio of (specify number) parking bays per 100m² of (specify activity or use) space – depending on the proposed use.

- 6.1.3 A residential component must be accommodated on the site to the satisfaction of the local authority. (In cases of fully occupied activities this condition must be deleted.)
- 6.1.4 The total permissible floor area of the applicable activity must not be more than 50%, or any smaller percentage, of the total floor area of the buildings (dwelling including outbuildings) on the property (in cases of fully occupied activities this condition must be deleted).
- 6.1.5 Business hours to be approved by Council.
- 6.1.6 The development on the property, including elevation treatment, landscaping and fencing to be upgraded and maintained to the satisfaction of the local authority.
- 6.1.7 Advertisement signs must comply with the relevant by-laws.
- 6.1.8 All Health and Environmental conditions must be adhered to.
- 6.1.9 If conditions relevant to a rezoning application are not being complied with, the necessary legal action will be taken.
- 6.2 That the town planning controls specified above also be recommended for consent use applications made in terms of the relevant Town Planning Schemes.
 - 6.2.1 If conditions as determined for consent use application are not being complied with, the consent use will lapse with immediate effect.

7. POLICY APPLICABLE TO ERVEN BEING REZONED FROM “RESIDENTIAL 1” TO “RESIDENTIAL 2”

(REVISED)

The following conditions shall apply where erven are being rezoned from “Residential 1” to “Residential 2”:

Group housing at a maximum density of 20 units per hectare is allowed on all residential erven within the Emfuleni Area,

The standard conditions for Residential 2 in relevant Town Planning Schemes must be adhered to;

The internal roads on the erf shall be constructed and maintained by the registered owner to the satisfaction of the local authority.

That a site development plan for the complete development in order to indicate the siting of residences in relation to each other, drawn to a scale of 1:500, or such other scale as may be approved by the local authority shall be submitted to the local authority for approval prior to the submission of building plans. No building shall be erected on the erf before such site development plan has been approved by the local authority and the whole development on the erf shall be in accordance with the approved site development plan: Provided that the plan may from time to time be amended and then only with the written consent of the local authority: Provided further that amendments or additions to buildings which in the opinion of the local authority will have no influence on the total development of the erf, shall be deemed to be in accordance with the approved site development plan. Such site development plan shall show at least the following:

The siting, height, coverage, number of dwelling units per hectare, and where applicable the floor area ratio of all buildings and structures.

Existing buildings on all the adjacent erven.

Open spaces, children’s playgrounds, screen walls or other acceptable methods of screening, and landscaping.

Vehicular entrances and exits to and from erf (as well as any proposed subdivision of the erf) to any existing or proposed public street.

The proposed subdivision lines, if the erf is to be subdivided.

Entrances to building and parking areas.

Building restriction areas (if any).

Parking areas and, where required by the local authority, vehicular and pedestrian traffic systems.

The elevational and architectural treatment of all buildings and structures.

The grouping of the dwelling units and the programming of the development of the property if it is not proposed to develop the whole property simultaneously.

Building lines and parking requirements as per relevant Town Planning Scheme and/or Title Deed.

Special provision to be made to accommodate stormwater run off from adjacent higher erven.

A physical barrier to the satisfaction of the Local Authority to be erected on site boundaries.

The local authority shall not approve any building plan which does not comply with the proposals in the approved site development plan.

No unit may be erected on a portion of less than 500 m².

8. POLICY FOR THE CENTRAL BUSINESS DISTRICT (CBD) OF VEREENIGING

(REVISED)

1. The Central Business District (CBD) include the area bounded by Lewis Avenue, Van Riebeeck Street, De Villiers Avenue, Union Street and El Wak Street, for mixed uses excluding noxious uses, subject to certain conditions.
2. That notwithstanding 1 above, formal applications for rezoning must be submitted for consideration.
3. Applications will be considered on merit and that Council does not guarantee that the rights applied for will be granted.
4. For buildings older than 60 years, the applicant must submit the relevant approvals as determined in the South African Heritage and Resources Act (SAHRA).
5. Except for conditions pertained in the Vereeniging Town Planning Scheme, 1992, the following condition will also be applicable if new applications or amendments for business rights (shops or offices) are being supported in the Central Business District:
 - 5.1 A parking ratio of 4 parking bays per 100m² gross leasable office floor area and 6 parking bays per 100m² gross leasable shop/retail floor area will be applicable.
 - 5.2 Applications in the area earmarked for the Urban Development Zone can apply for the Tax Incentive subject to conditions.

Please note that the policy cannot be applied to the Vanderbijlpark Central Business District as residential erven are not incorporated in this area.

9. DRAFT POLICY FOR NON-AGRICULTURAL ACTIVITIES ON AGRICULTURAL HOLDINGS AND FARM PORTIONS

(NEW)

(TAKE NOTE: This policy is still under construction due to further research that has to be conducted and information that is awaited.)

1. Purpose.

It is the intention of the policy to guide the Emfuleni Local Municipality with regard to permitted land uses (primary rights, second rights and rights that may be granted with the written consent of the Municipality) on agricultural holdings.

2. Definition

“Agricultural holdings” are defined as land laid in terms of the Agricultural Holdings Registration Act no.22 of 1919. Broadly defined as an agricultural holding is the economic unit under a single management engaged in agricultural production activities. The unit may also be engaged in non-agricultural activities so that this concept should not be interpreted too strictly; the aim is rather to value the final production of all agricultural products. Land uses permitted on agricultural holdings include main dwelling units and associated second dwellings. Businesses, offices, warehouses and industrial uses directly related to agricultural economic activities may be permitted but the pre-eminence over other land uses should be retained.

3. Character of agricultural holdings

Holdings are not necessarily regarded as constituting urban sprawl and incorporate elements of semi-urban and semi-rural development. Their character is dependent on the density of semi-urban and semi-rural development. Municipality’s land use management planning should prevent undue densification that will destroy this character. These holdings are in proximity to urban areas but sufficiently removed to retain a rural character.

4. Land use rights permitted on Agricultural Holdings.

Primary rights include buildings designed for use in connection with, and which ordinarily incidental to, or reasonably necessary in connection with the use of the land as agricultural land and may include a dwelling house, market gardens, poultry farms, pig farms, bee farming, nursery gardens, plantations and orchards.

Land use that may be permitted with the written consent of the Municipality:
Social halls, places of instruction, places of public worship, guest houses and special uses.

Land use policy proposals on agricultural holdings:

1. The Municipality shall consider rezoning of agricultural holdings and farm portions to permit a single development (with specific reference to Welma Boerdery High Court judgement) subject to the following:
 - i. No subdivision will be permitted (excluding applications in terms Ordinance 20 of 1986);
 - ii. The approval of all relevant external departments be obtained;
 - iii. The holdings be excised and
 - iv. The development does not comply with the definition of a township as contained in the Town Planning and Townships Ordinance (15 of 1986)
2. A township establishment application on agricultural holdings or farm portions in terms of the Town-planning and Townships Ordinance (Ordinance no.15 of 1986) or any other relevant piece of legislation shall be submitted if conditions under item 1 cannot be complied with.
3. Municipality shall consider development applications on agricultural holdings and farm portions where the main use will remain agricultural, on merit, taking into consideration the following:
 - Compliance with the SDF's proposals
 - Restricting coverage of the additional use
 - Retention of agriculture as the predominant uses
 - Preservation of the amenity of the surrounding area
4. All non-residential uses not be granted on holdings abutting on the Vaal River, Rietspruit, Klip River, Sugarbush River and other hydrologically sensitive areas.
5. All development applications will be subject to the approval of the Gauteng Department of Agriculture and Rural Development (GDARD) when required.
6. Servants' quarters may not exceed 300m² in total and only one communal kitchen may be provided for all the servants' quarters.
7. Municipality shall reserve the right to revoke non residential granted rights if any of the conditions of establishment/approval is not complied with.
8. All development applications are subject to the availability of engineering services.

10. POLICY ON THE NAMING OR RENAMING OF STREETS, PUBLIC PLACES AND TOWNSHIPS IN THE JURISDICTION AREA OF THE EMFULENI LOCAL MUNICIPALITY

(REVISED)

GENERAL RULES FOR NAMING PUBLIC PLACES, TOWNSHIPS AND STREETS

- The historical, social, cultural and emotional concerns of the local residents must be considered.
- The use of the neutral names such as those of trees, birds, minerals and flowers is recommended.
- Names should preferably have a South African character or connection.
- The following are the types of names that must be avoided:
 - Names that duplicate other names.
 - Names of living persons, unless they are truly of national and/or international significance.
 - Names that are offensive, vulgar, blasphemous, indecent or derogatory as regards race, colour, creed or gender.
 - Names of which the spelling or pronunciation is so close to existing names that it may cause confusion.
 - Names that may be regarded as an advertisement for a particular product, service or firm must be avoided.
 - The names of existing townships as street names.
- Once a street name has been used it can not be used again in a form which has a similar meaning or connotation i.e.:
if the name is used in English it cannot be used in its Sotho, Afrikaans or any other official language form.

GENERAL PROCEDURAL GUIDELINES FOR NAMING PUBLIC PLACES, TOWNSHIPS AND STREETS

- All matters concerning the naming of public places, streets or structures vested in the Municipality and the naming of municipal properties must be referred in writing to the Land Use Management Department of the Municipality.
- "Note: Under Section 57(1) of the Gauteng Rationalisation of Local Government Affairs Act, 198 (Act 10 of 1998), the numbering of houses and naming of public places have been assigned or delegated to municipal councils in terms of Schedule 2 of the Act."
- Any application for a name must include sufficient information about the name (origin, meaning, pronunciation, etc) and the reason for wanting the name.
- The authorized Department must evaluate the proposed names against the provisions of this policy.
- All names must be presented by the relevant Ward Councilor to the Ward for their acceptance.
- Names must be presented to the community through the ward committee, through a questionnaire on which signatures are to be affixed.
- All names must be referred to the Mayoral Committee, which evaluates and considers the names.

- The Mayoral Committee must forward its recommendations to the Council for consideration and approval.
- The relevant municipal departments, Telkom Ltd, the Surveyor-General and the Postmaster-General, as well as the applicant, must be notified immediately of an approved name.

NAMING OF TOWNSHIPS

Naming townships in already established and named zones

- In the case of an existing, named zone (e.g. SW5 extensions or Sebokeng extensions); the authorized Department may add new extension numbers to the zone name, without reference to the Mayoral Committee.

Establishing new zone names

- The naming of a new township zone must take place in accordance with –
 - the general procedural guidelines and rules for naming public places and streets; and
 - the additional procedures set out below .
- The proposed new name must be submitted by the Ward Councilor to the Ward Committee for the community's acceptance.
- If no reply concerning the community's acceptance or non-acceptance of the names is received from the ward committee(s) within a period of 60 days, the names are deemed to have been accepted, and the Mayoral Committee is entitled to consider the proposals.
- The Mayoral Committee must forward its recommendations to the Council for consideration and approval.
- The Council's approval must be forwarded to the Surveyor-General for comment.
- The Surveyor-General's comment and the Council's approval must be submitted to the South African Geographical Names Council.
- After notification of acceptance by the South African Geographical Names Council, the name must be considered as official and proclamation can then take place.

Changing the name of a proclaimed township

- A township may be renamed in exceptional circumstances only.
- The application for renaming a township must be accompanied by convincing reasons for it.
- Renaming must take place in accordance with –
 - the general procedural guidelines and rules for naming public places and streets; and
 - the additional procedures set out below .
- The applicant must be held liable for all the costs involved in the changing of the name (endorsements on general plans, new street name boards, etc.)
- A notification of the proposed new name must be published in the local press.
- Written comments on the proposed new name must be received within 28 days from the date of publication of the notification.
- In the spirit of democracy, at least 51% of the registered voters who live in a township must agree in writing to the change of the township name.
- The proposed new name, approved by the Council and the written comments received must be forwarded to the South African Geographical Names Council and to the Surveyor-General for comment. (Application forms are attached as annexure "A")

- After publication of the name in the Provincial Gazette by the South African Geographical Names Council, the name is deemed to be approved.

NAMING OF STREETS

The general term “street used in this policy, includes all classes of streets which serve a public right-of-way, the naming of which is the responsibility of Council. This includes parking areas, squares, malls, paths, lanes and other public places.

General

- Where existing streets are extended, the existing name must be given to the extension, and the name need not be approved again.
- Where a street is interrupted by a natural or man-made barrier, the resulting portions of the street may be named in the appropriate language by the addition of an appropriate identifier to one or both portions, such as North, South, East, West, Lower, Upper, Central, and Extension.
- Street names shall be displayed on name boards or kerbs, which shall comply with the relevant standards, in appropriate locations, at the discretion of the Roads and Stormwater Department.
- The length of a name should preferably be limited to what can be practically accommodated on name boards and on maps, which are no more than 20 characters including spaces.
- All street names may only use appropriate suffixes (i.e. generic terms) or their accepted abbreviations. See annexure A for guidelines in this respect.
- A suffix to a street name shall form part of the name and shall, where appropriate be in the same language as the street name.
- The normal grammatical rules shall apply to suffixes.
- The street name suffix must be used in an appropriate manner that describes the situation of the particular street i.e.: Refer Annexure A

Proposed names should meet one of the following:

- Honour and commemorate noteworthy persons associated with Emfuleni.
- Commemorate local, national or international history, places, events, memories or culture or relevance to the people of Emfuleni.
- Strengthen community identity.
- Recognize indigenous and international flora, fauna or natural features relevant to Emfuleni.
- Promote improved place orientation and recognition.
- Recognise the cultural diversity of Emfuleni.
- Street names must be of an apolitical nature.
- Street names should contain a large percentage of local content i.e. local mountains, rivers, fauna and flora. These should also follow the tendency of first using regional and then national names.
- Consideration should be given to names of local area or historic significance.
- The use of neutral names such as those of trees, birds, minerals and flowers is recommended
- Names should preferably have a South African character or connection.

Naming new streets

- The township developer must propose names for the streets and must take into account the names applicable guidelines as outlined in the report.
- The naming of streets must take place in accordance with –
 - the general procedural guidelines and rules for naming public places and streets; and
 - the additional procedures set out below .
- All names must be presented to the relevant Ward Committee(s), by the representative of the local community, to obtain the community's approval and acceptance of the names.
- If no reply concerning the community's acceptance or non-acceptance of the names is received from the ward committee(s) within a period of 60 days, the names are deemed to have been accepted, and the Mayoral Committee is entitled to consider the proposals.

Changing street names

- A street may be renamed in exceptional circumstances only.
- The application for the renaming of a street must be accompanied by a convincing motivation.
- Renaming must take place in accordance with –
 - the general procedural guidelines and rules for naming public places and streets; and
 - the additional procedures set out below .
- A notification of the proposed new name must be published in the local press.
- Written comments on the name must be received within 28 days from the date of publication of the notification.
- The comments must be included in a report to the Mayoral Committee for consideration.
- The Mayoral Committee must forward its recommendations to the Council for consideration and approval.
- The applicant is held liable for all the costs involved in the changing of a name (endorsements on general plans, new street name boards, etc.).
- The residents are liable for all the costs involved in changing their personal addresses (letterheads, business cards, etc.).
- At least 51% of the registered voters who live in a street must agree in writing to a change of the street name.

NAMING OF MUNICIPAL PROPERTIES

General

- Municipal properties are all properties registered at the Deeds Office in the name of Emfuleni Local Municipality.

Naming new municipal properties

- The department responsible for a particular property may propose a name for it.
- The proposed name, with the relevant substantiation and necessary

information about the name, must be submitted to the Land Use Management Department of the Municipality.

- The authorized Department must evaluate the proposed name against the provisions of this policy and must submit a report to the Mayoral Committee, which evaluates and considers the name and makes a recommendation for approval by Council.

Renaming municipal properties

- Municipal properties may be renamed in exceptional circumstances only.
- The application for the renaming of a municipal property must be accompanied by convincing motivation.
- The renaming must take place in accordance with –
 - the general procedural guidelines and rules for naming public places and streets; and
 - the additional procedures set out below .
- A notification of a name change must be published in the local press.
- Written comments on the name change must be received within 28 days from the date of publication of the notification. The comments must be included in the report to the Mayoral Committee for consideration and a recommendation.
- The comments must be included in the report to the Mayoral Committee for consideration and a recommendation.
- The Mayoral Committee must forward its recommendation to the Council for consideration and approval.

GENERIC TERMINOLOGY

Avenue/Laan	A wide and attractive city street, often with an avenue of trees but on a smaller scale than a boulevard
Boulevard	A wide, pretentious street, usually a traffic artery or primary road with an avenue of trees
By-pass/Verbypad	A wide road which runs around a densely populated suburban area to allow traffic to flow past.
Close; Place/Oord	A blind alley or cul-de-sac
Crescent/Singel	A ring road or street with an arch which subtends an angle of less than 180°
Drive/Ryłaan	A picturesque route; or a private carriageway to a dwelling
Expressway/Snelweg	A dual carriageway with controlled grade-separated intersections at approximately 500m intervals
Freeway/Deurpad	A dual carriageway with grade-separated intersections and interchanges at approximately 5km intervals
Lane/Steeg	A narrow road or trail (alley); often only for service vehicles
Nature trail/Natuur wandelpad	A footpath only for hikers and/or people to enjoy the scenery
Road/Weg	A public communication road (generally used to describe thoroughfares outside built-up areas)
Street/Straat	A road in the city or town serving houses, businesses, shops, etc

11. STUDENT ACCOMMODATION IN BEDWORTH PARK

(MINOR CHANGES)

INTEGRATED SPATIAL DEVELOPMENT FRAMEWORK FOR THE PROVISION OF STUDENT ACCOMMODATION IN BEDWORTH PARK

- 1 That with emphasis on accommodation the Bedworth Park Integrated Spatial Development Framework be approved and that the proposed Spatial Development as indicated on Map E of the Framework be approved, which provides for the following:
 - 1.1 The provision of land for formal student accommodation south east of the Vaal Triangle Technicon, south of the dam;
 - 1.2 Access roads to the proposed student accommodation and Student Lake and Bedworth Park Lake from the south-west;
 - 1.3 The provision of a new access between the proposed and existing formal student accommodation to the Vaal University of Technology (VUT);
 - 1.4 The closure of the existing access to the Vaal University of Technology (VUT) from Zeus Street;
 - 1.5 The provision of facilities for taxis at the new entrance;
 - 1.6 The provision of land for future educational uses between the Potchefstroom University and the VUT to provide in the long term demand in the Emfuleni and adjacent areas;
 - 1.7 The provision of a shopping centre to cater for the University as well as VUT students in order to reduce pedestrian movement to the Bedworth Park Pick and Pay Hypermarket;
 - 1.8 The restriction of access from the VUT and student hostels (private and VUT) to Bedworth Park;
 - 1.9 A density policy for Bedworth Park;
 - 1.10 The provision of traffic calming measures in Cassandra Street;
- 2 the following actions need to be urgently taken:
 - 2.1 Negotiations with the VUT and Department of Education regarding the implementation of an action plan to ensure the implementation of proposals;

- 2.2 Negotiations with affected land owners regarding provision of land in order to implement the proposals;
- 2.3 Negotiations with developers regarding the development of student accommodation, the proposed shopping centre and roads and infrastructure;
- 3 that Land Use Management procedures be adopted in order to ensure positive results for the whole community involving the following actions by the Emfuleni Municipality:
 - 3.1 Agreement with the VUT, the National Department of Education, the Gauteng Department of Planning and Local Government, providers of student accommodation and local community with regard to the adoption of a land use management policy, spatial development plan and programme and
 - 3.2 The amendment of service levies to student accommodation on “Residential 1” properties from residential to business;
- 4 that the following land use management procedures be adopted to allow for the following scenarios:
 - 4.1 Scenario 1: Accommodation of a maximum of 4 non-family members.

The “Residential 1” primary rights include 1 dwelling house with or without additional buildings on 1 erf in which 1 family and 4 non-family members can live. Dwelling house means bedroom, which are connected with a maximum of 1 kitchen.

The local municipality need to take care that students be housed in rooms suitable for the purposes and that no students be housed in garages or unfit outbuildings.

- 4.2 Scenario 2: Accommodation of more than 4 non-family members.

More than four non-family members are in terms of this scenario only allowed when applied for with a special consent;

- 5 that the Emfuleni Local Municipality take the necessary steps for the amendment of the Vereeniging Town Planning Scheme 1992, in order to address student accommodation as follows:
 - 5.1 The Land Use Table be amended to provide for a special consent to allow the boarding of more than 4 persons on a “Residential 1” erf.
 - 5.2 That the application be referred to the adjoining owners for their comments to Council within the period prescribed in the Scheme

- 5.3 That the following integrated set of standard development conditions be applicable to written or special consent uses regarding the boarding of persons:
- 5.3.1 That in the case where rooms are let to persons where a family does not reside on the erf at least one person should reside permanently on the site. This person should register at the municipality and VUT as caretaker and
- 5.3.2 in the case where a registered caretaker ceases to perform his or her duties as caretaker, the municipality and VUT needs to be informed within 24 hours;
- 5.4 that an advertisement sign (name plate) may be erected in accordance with the Standard Building By-Laws of Vereeniging, provided that such a sign shall not exceed $0,75\text{m}^2$ in size;
- 5.5 that a maximum of one (1) person per 150m^2 of total area of the erf shall be permitted on the erf;
- 5.6 that for the purpose of these development conditions, a dwelling unit, an approved flat additional to dwelling unit and outbuildings may be occupied subject to adherence to conditions of the Vereeniging Town Planning Scheme 1992;
- 5.7 that the following conditions should be applied to dwelling units:
- 5.7.1 The minimum floor area for a bedroom is 6m^2 ; and
- 5.7.2 boarders shall have access to at least one water-doset pan, one washbasin and one bath or shower, provided that if the boarders are of a different sex, separate facilities for each sex are required with a maximum of ten persons per facility and that appropriate signs indicate such separate facilities;
- 5.8 that the following conditions shall apply to out buildings:
- 5.8.1 Not more than three rooms shall be allowed for bedrooms;
- 5.8.2 The minimum floor area per person for a bedroom is 6m^2 ;
- 5.8.3 That total floor area for the out buildings and bedrooms, motor garage(s) excluded, shall not exceed 60m^2 ;
- 5.8.4 no kitchen or equipment for the preparation of food, shall be constructed or provided either by the owner or boarder(s) and
- 5.8.5 the motor garage shall not be used as a room;
- 5.9 boarders shall have access to at least one water-closet pan, one washbasin and one bath or shower, provided that if the boarders are of a different sex, separate facilities for each sex are required with a

maximum of ten persons per facility and that such separate facilities be indicated by appropriate signs;

5.10 that out buildings may be used as care-taker dwelling unit an/or offices, provided that the office use is ancillary and secondary to the main use;

5.11 that the appearance of the entire erf shall be maintained to the satisfaction of the local authority;

5.12 that a screen wall, at least 2,0 meter high shall be erected between the property concerned and adjacent property(ies) to the satisfaction of the local authority;

5.13 that the site development plan shall be submitted to the local authority for approval and shall be approved prior to the consideration of building plans and the requirements with regard to the building plans and the site development plan shall be met before the rights may be exercised;

5.14 that the intensity of music or any other sound generated on the property shall be of such nature that the music / sound shall not be heard outside the boundaries of the property; provided further that such music/sound shall not exceed 7 decibels above the ordinary residential use level as defined in clause 1 of Government Notice R2544 of 1990-11-02;

5.15 that all Health Regulations and By-Laws be adhered to at all times;

5.16 that the following conditions shall also apply:

5.16.1 That the permission shall be withdrawn if the use is not exercised within 12 months after the date of approval by the local authority and

5.16.2 that the local authority, in accordance with the stipulations of Section 33 of Constitution of the RSA (Act 108 of 1996), shall consider the withdrawal of the permission without the payment of any compensation whatsoever, should the use be interrupted for at least six months;

5.17 that in addition to these conditions, the local authority may impose any other conditions, which may be necessary;

6. that the Emfuleni Local Municipality with regard to the provision of student housing and in order effectively address the question of provision of student housing, establish a committee in terms of Section 79 of the Local Government: Municipal Structures Act 1998, to allow for representation of one nominated representative or secundus of each of at least the following stakeholders:

6.1. Representatives of the Emfuleni Local Municipality;

6.2. Representative of the ward community;

6.3. Representative of the VUT;

6.4. Representative of student houses in Bedworth Park;

7. that the following procedures with regard to complaints be adopted:

The Committee established in terms of Section 79 of the Local Government: Municipal Structures Act 1998, shall submit recommendations to the Emfuleni Municipality regarding the rescinding of written and special consent approved in terms of the Vereeniging Town Planning Scheme 1992 for the boarding of persons/students/unrelated persons in houses and communities, in cases where nuisances are being caused or the transgression of development conditions are not discontinued;

the committee shall hear presentations from:

- Officials of the municipality;
- officials from a tertiary or other institution;
- landowner/s who have submitted written complaints; and
- land owner on whose property the transgression occurs.

that a list of all written and special consents as well as existing rezonings that are associated with the boarding of students/persons, be submitted to the VUT; provided that a record of transgressions or complaints received by the VUT also be sent to the Municipality on a continuous basis;

that all relevant information be sent to the owner after approval of an application including the Regulations Regarding Housing Nuisances;

the function of the Committee will be to make recommendations to the Municipality with regard to the retreating of special consent uses with regard to the violation of Scheme Regulations and Nuisance regulations where of non-related people/students are housed; and

another function will be to attend to proposals presented by:

- Municipality Officials;
- Officials of tertiary institutions;
- Property owners of which written objections were received; and
- Property owner him/herself.

8. that the following procedures and registering of approvals and complaints be approved:

8.1 The normal procedure for a special consent will remain as prescribed in terms of the Vereeniging Town Planning Scheme, 1992. In the case of an approval of a consent use, the adjacent neighbours need to be informed (written notice) with regard to the approval, approval regulations and telephone numbers where complaints can be made during and after office hours. All complaints need to be in written form or should be followed up in written form;

8.2 the owner or applicant of the property of which special consent has been approved needs to be informed that he/she has the responsibility to continually inform the students or non-related people with regard to approval regulations;

8.3 a list of all special consents and existing zonings need to be given to the VUT. All complaints received by the VUT need to be forwarded to the Municipality; and

9. that the following system and procedures for complaints be approved and that the owner of the dwelling house where students reside also be notified accordingly.

ROLEPLAYERS

Emfuleni Municipality.
VUT Rector.
Section 79 Committee.
Ward Committee.

COMPLAINT PROCEDURE (SPECIAL CONSENT)

Municipality receive written complaint;

Municipality sends copy of complaint to Student Rector;

Municipality sends copy of complaint to Ward Committee;

Municipality inspects complaint and compiles inspection report;

Municipality will send a notice to owner of the property in case of any violation or possibility of violation. A copy of notice must be forwarded to the Rector (The notice indicates the regulations of approved consent use and that the application is going to be retreated);

the Municipality gathers more information / proves through further investigation. All documentation should be forwarded to the Rector. Any information that the Rector provides must be forwarded to the Municipality;

if the violation of the regulations do not stop the Municipality will then refer the case to the Section 79 Committee for consideration and recommendation:

the Committee considers the case and makes recommendations to the Municipality;

the Municipality makes a final decision with regard to the retreating of the approval;

the owner of the property will be notified with regard to the above-mentioned decision and

if the violation still continues the Municipality will engage in law enforcement steps.

COMPLAINT PROCEDURE (REZONINGS ALREADY APPROVED)

Municipality receive written complaint;

copies of complaints are forwarded to the Rector;

copies of complaints are forwarded to the ward committee;

Municipality investigates and compiles inspection report;

the Municipality notifies property owner if there are any violation or possibility of violation. Copy of violation is forwarded to Rector;

the Municipality gathers more information/proof through further investigation. All documentation should be forwarded to the Rector. Any information/proof from the Rector must be forwarded to the Municipality; and

if the violation still continues the Municipality will engage in law enforcement steps;

10. that there should be continuous consultation with the Committee in Bedworth Park in order to inform them regularly of the progress made with regard to the Bedworthpark Integrated Development Framework;
11. that the buffer Zone as proposed in the report be approved subject to the submission of the site development plan to the satisfaction of the Municipal Manager and Strategic Manager, Development Planning; and
12. that the houses between Penelope Street and Cassandra Street be given the same right as Students Lake Students Residence and Bedworthpark Lake Student Residence.”

12. SUMMARY: Table 1

PREVIOUS POLICIES	PROPOSED POLICIES
Agricultural Holdings (Western Vaal)	REPLACED by “Policy on Agricultural Holdings and Fam Portions”
Business rights on AH and farm portions	
Second dwelling units on AH	
Guesthouses Erf 113 Three Rivers	REPLACED by “Accommodation/Guesthouse Policy for Emfuleni”
Guest house policy Vereeniging and Part of Vereeniging Kopanong policy guidelines	
Appeal regarding guest houses	
Guest house policy (Western Vaal)	
Guidelines for cellular infrastructure	AMENDED
Density policy of Vereeniging and Part of Vereeniging Kopanong policy guidelines	AMENDED
Non residential uses on residential erven and agricultural holdings	REPLACED by “Policy for non-residential uses on residential erven”
Rezoning Applications from “Residential 1” to “Residential 2”	AMENDED
CBD Vereeniging	AMENDED

Taverns in terms of Black Communities Act 1984 and Township Establishment and Land Use Regulations 1986	No action required
Cluster housing Vereeniging	REMOVED
Vereeniging Kopanong policy guidelines	REPLACED by “Accommodation/Guesthouse Policy” and “Density Policy”
Policy on naming or renaming of streets, public places and townships in the Emfuleni Local Municipality	AMENDED
Student accommodation in Bedworthpark	No immediate action required. Awaiting outcome of court cases and amendment of Vereeniging Town Planning Scheme, 1992