

**DEVELOPMENT PARAMETERS****PERI URBAN ZONE 1 (HINTERLAND)**

<b>Locality :</b>	<ul style="list-style-type: none"> <li>Demarcated areas located directly beyond the urban edge – see diagram.</li> <li>Areas not identified for infill urban development, often characterised by low density and/or cultivation with environmental sensitivities forming part of the larger ecological biosphere.</li> <li>Minimum engineering services and infrastructure available.</li> <li>Urban development not permitted.</li> </ul>
<b>Objective :</b>	<ul style="list-style-type: none"> <li>Areas with a predominantly rural character and generally, situated outside the Urban Edge.</li> <li>Provide for activities in keeping with the rural character of the area and distinctly different to agriculture or commercial farming.</li> <li>Provision for land use not regarded as Bona Fide agriculture land, generally agricultural smallholdings with a distinctively lower density than residential development within the Urban Edge.</li> <li>Permitting uses in line with rural activity i.e. keeping of animals and small scale cultivation on a limited basis.</li> </ul>
<b>Primary Use :</b>	<ul style="list-style-type: none"> <li>Rural Residential</li> <li>Intensive Feed Farming (non noxious – poultry broiler not permitted)</li> <li>Agriculture</li> <li>Authority Use</li> </ul>

Recommended Land Uses	Density	Erf Size	Special Conditions
Dwelling Unit	2du / 1.8ha	Minimum 1.8ha	Small holding
Residential Estate	2du / 1.8ha	Maximum 1500m <sup>2</sup>	Cluster & space principles shall apply
Guest House / Guest Farm	12 rooms / 1.8ha	Minimum 1.8ha	Small holding
Riding School		Minimum 1.8ha	Small holding
Kennel		Minimum 1.8ha	Small holding
Home Industry		Minimum 1.8ha	Small holding
Nursery		Minimum 1.8ha	Small holding
Restaurant (no fast foods outlet)		Minimum 1.8ha	Small holding
Social Facility		Minimum 1.8ha	See definitions
Tourist Facility		Minimum 1.8ha	See definitions
Poultry Breeder and Layer Farm		Minimum 1.8ha	See definitions
Cemetery		Minimum 1.8ha	See definitions
Retirement Estate	2du / 1.8ha	Maximum 1500m <sup>2</sup>	Cluster & space principles shall apply
Bulk Infrastructure			As per NMBM requirements
Resorts			Refer to Resort Policy

**GENERAL CONDITIONS**

- Second dwelling may be considered on properties larger than 1.8ha – no sectional title alienation permitted.
- Cluster and space principle shall apply for any estate. (see definitions)
- Golf or equestrian Estates shall comply with the development parameters for Golf Estates provided in the document.
- Wedding venues, Chapel, Reception hall and overnight Accommodation should be limited to Resort densities, 1 hall@1000m<sup>2</sup>, chapel@200m<sup>2</sup> and adequate parking. No subdivision for total use less than 1.8ha.
- Maximum height of any structure must not exceed 8.5m.
- Mining in accordance with existing permits.
- Conditions under which authorisation in terms of the National Environmental Management Act (Act 107 of 1998) shall apply and strictly monitored.
- Division of productive agricultural areas and with agricultural potential shall only be permitted under special circumstances and well motivated business plans.
- Provision of infrastructure and services shall be to the satisfaction of all Regional Authorities without any obligation of these Authorities to render services in any form whatsoever.
- Leap frogging development should be strongly discouraged.