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27 May 2024

To whom it may concern: Mornay Herling (CK Rumboll & Partners)
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ZONING SCHEME EXTRACT
REMAINDER ERF 3617 CITRUSDAL

On the date reflected above, the Cederberg Municipality's records indicated the property listed below to be zoned for the following purposes:

Property description	Remainder Erf 3617 Citrusdal
Physical address	Voortrekker Street, Citrusdal
Applicable Zoning scheme	Cederberg Municipality Zoning Scheme By-law
Zone	Agricultural Zone I
Primary land uses permitted	Agriculture
Additional use rights	Animal care centre, bed and breakfast establishment, function venue, guest house, and plant nursery.
Consent uses:	Abattoir, additional dwelling units, agri-village, airfield, aqua-culture, camping site, cemetery, clinic, environmental facilities, freestanding base telecommunication station, helicopter landing pad, mine, off-road trail, place of instruction, quarry, renewable energy structure, shooting range, sports and recreation centre, tourist facilities, and utility service.
Other previously approved use rights (if any)	None.
Additional information	This property is derived from the subdivision of Farm 455.

The following must be noted when reading the zoning extract:

- The above zone is subject to various development parameters and land use restrictions which are contained in the applicable zoning scheme regulations, a copy of which is either attached or available on request at the Town Planning & Building Control office.
- This document is provided for information purposes only.
- It is further noted that the above information doesn't necessarily include reference to all previous land use approvals, restrictions, exclusions, departures or may not reflect lapsing of approvals. The reader is advised to also check the records of any other previous approvals, consents, exclusions, departures granted from the zoning scheme regulations or whether an approval not exercised has lapsed as well as the title deed for other restrictions that might impact on the development of the property.
- Use of the property in accordance with the above specified zone does not exempt the owner/occupier from compliance with any other legal or statutory requirement which may affect the property.

Yours faithfully


A Neethling

Manager: Town Planning & Building Control
Directorate: Technical Services



SCHEDULE 1
USE ZONES TABLE

1	2	3
Zoning	Primary use	Consent use
AGRICULTURAL ZONES		
Agricultural Zone I (AZI)		
<p><i>The objective of this zone is to promote and protect agriculture on farms as an important economic, environmental and cultural resource. Limited provision is made for non-agricultural uses to provide rural communities in more remote areas with the opportunity to increase the economic potential of their properties, provided these uses do not present a significant negative impact on the primary agricultural resource.</i></p>	<p>Primary use</p> <ul style="list-style-type: none"> • Agriculture 	<p>Consent uses</p> <ul style="list-style-type: none"> • Abattoir • Additional dwelling units • Agri-village • Airfield • Aqua-culture • Camping site • Cemetery • Clinic • Environmental facilities • Freestanding base telecommunication station • Helicopter landing pad • Mine • Off-road trail • Place of Instruction • Quarry • Renewable energy structure • Shooting range • Sports and recreation centre • Tourist facilities • Utility service
	<p>Additional use rights</p> <ul style="list-style-type: none"> • Animal care centre • Bed and breakfast establishment • Function venue • Guest house • Plant nursery 	
Agricultural Zone II (AZII)		
<p><i>The objective of this zone is to accommodate larger residential properties, which may be used for limited agriculture, but primarily serve as places of residence for people who seek a rural lifestyle. Such properties are often found close to towns and villages, and new smallholding areas should only be permitted within an acknowledged, demarcated urban area.</i></p>	<p>Primary use</p> <ul style="list-style-type: none"> • Smallholding 	<p>Consent uses</p> <ul style="list-style-type: none"> • Agricultural industry • Agriculture • Animal care centre • Aqua-culture • Crèche • Cemetery • Environmental facilities • Farmers' market • Freestanding base telecommunication station • Intensive animal farming • Intensive horticulture • Quarry • Renewable energy structure • Rooftop base telecommunication station • Tourist facilities • Utility service
	<p>Additional use rights</p> <ul style="list-style-type: none"> • Bed and breakfast establishment • Farm shop • Function venue • Guest house • Plant nursery • Riding school 	

“adult entertainment”

Land use description: “*adult entertainment*”—

- (a) means the use of property for adult film theatres or strip clubs where sexually explicit, live or recorded shows are displayed; and
- (b) does not include adult services or an adult shop.

Development parameters:

The development parameters applicable to “business premises” apply.

“adult services”

Land use description: “*adult services*”—

- (a) means the use of property for massage parlours or escort agencies where sexually orientated personal services are provided, unless the services form part of a medical or therapeutic service provided by a registered medical practitioner or similar registered professional person; and
- (b) does not include adult entertainment or an adult shop.

Development parameters:

The development parameters applicable to “business premises” apply.

“adult shop”

Land use description: “*adult shop*”—

- (a) means the use of property for the retail sale of pornographic, sexually explicit or erotic material, whether or not the material is displayed for sale, unless the material forms part of a medical or therapeutic service provided by a registered medical practitioner or similar registered professional person; and
- (b) does not include adult entertainment or adult services.

Development parameters:

The development parameters applicable to “business premises” apply.

“agricultural industry”

Land use description: “*agricultural industry*”—

- (a) means an enterprise for the processing of agricultural products of which the majority of the products is sourced from that land unit and if not produced on that land unit, then from the land units farmed by the owners of the enterprise with a minority of the products sourced from the surrounding or nearby farms;
- (b) includes a winery, brewery, dairy, distillery, the bottling of water, a sawmill; and
- (c) does not include an abattoir.

Development parameters:

In addition to the development parameters applicable to “agriculture” apply, the Municipality may approve an agricultural industry in an applicable zone provided that:

- (a) it is desirable on land unit in question;
- (b) it is subservient and related to the dominant agricultural use of the property;
- (c) it does not adversely affect the agricultural potential of the property; and
- (d) the area allocated for its purposes shall be clearly identified on a survey diagram, site development plan or other plan.

In addition to the above development parameters, the parking requirements for “industry” apply.

“agricultural worker accommodation”

Land use description: “*agricultural worker accommodation*” means accommodation provided for *bona fide* agricultural workers, including accommodation for labourers and farm

managers, as determined by the Municipality based on the extent of the *bona fide* agricultural activities on the land unit.

Development parameters:

The development parameters applicable to “agriculture” apply with the following additional development parameters:

- (a) the number of units must be reasonably connected to the *bona fide* agricultural activities on the land unit and may be determined in consultation with the department that is responsible for agriculture; and
- (b) no agricultural worker accommodation may be erected within 1 km of the high-water mark of the sea or a tidal river.

“agriculture”

Land use description: “*agriculture*” means the cultivation of land for raising crops and other plants, including plantations, the keeping and breeding of animals, birds or bees, stud farming, game farming, intensive horticulture, winery, intensive animal farming, a riding school or natural veld, and—

- (a) includes—
 - (i) the harvesting, cooling, storing, sorting, packing and packaging of agricultural produce grown on that land unit and surrounding or nearby farms;
 - (ii) harvesting of natural resources limited to living organisms for delivery to the market;
 - (iii) agricultural buildings or infrastructure that are reasonably connected with the main farming activities, including a dwelling house, agricultural worker accommodation, a crèche, and rooftop base telecommunication stations;
 - (iv) a camping site limited to a maximum of 10 tent or caravan stands catering for not more than 40 people subject to the development parameters applicable to “tourist accommodation” and an approval of a site development plan, provided that a consent use must be applied for in the following cases:
 - (a)(a) the property is situated within 1km of the high-water mark of the sea;
 - (b)(b) more than 10 tent or caravan stands are applied for;
 - (v) linear infrastructure;
 - (vi) agricultural industry;
 - (vii) a farm shop;
 - (viii) Farm graveyard; and
- (b) does not include aquaculture; an abattoir, an animal care centre, any mining activity, utility services and renewable energy structures for commercial purposes.

Development parameters:

The following development parameters apply:

(a) **Building lines**

The road or street and common boundary building lines are determined in accordance with the area of the land unit, as shown in the following table entitled “Building lines for agricultural use”:

Building lines for agriculture use

Land unit area	Road or street and common boundary building line
≤20 ha	15 metres
>20 ha	30 metres

(b) Height

- (i) The height of a dwelling house may not exceed 8 metres to the wall plate in all cases and 10 metres to the ridge of the roof in the case of a pitched roof.
- (ii) Agricultural buildings other than dwelling houses may not exceed a height of 15 metres to the top of the roof.
- (iii) Earth banks and retaining structures that are in the opinion of Municipality associated with *bona fide* agricultural activities are exempt from the general provisions in this regard in this By-law.

(c) Site development plan

For any development in this zone, including any part of the land not zoned Agriculture, a site development plan must be submitted to the Municipality for its approval taking specific cognisance of visual impact given the size and scale of the agricultural buildings and facilities and their location in a rural landscape, and their proximity to tourist routes.

“agri-village”

Land use description: “agri-village” means a private settlement of restricted size, established and managed by a legal institution that is situated within an agricultural area and where residence is restricted to bona fide agricultural workers and their dependents of the farms involved in the development. Security of tenure does not include right of ownership but can include a Trust, Communal Property Association or Sectional Title. The development of agri-villages represents a partnership between farmer, agricultural worker and state.

Development parameters:

- (a) The Municipality must require a site development plan for an agri-village.
- (b) The site development plan as approved by the Municipality constitutes the development parameters.
- (c) The provisions for a site development plan in this By-law apply.

“air and underground rights”

Land use description: “*air and underground rights*” means any use right that may be approved by the Municipality for the development of a defined space above or below a public street, open space, railway line, a public street or any other land utilised for transport purposes.

Development parameters:

- (a) The Municipality must require a site development plan for air and underground rights.
- (b) The site development plan as approved by the Municipality constitutes the development parameters.
- (c) The provisions for a site development plan in this By-law apply.
- (d) The Municipality may approve a consent use for air or underground rights if—
 - (i) the consent use does not compromise the intended primary use of the land;
 - (ii) an agreement defining the extent of rights, time period, compensation, ownership and maintenance obligations relating to the property is concluded between the parties concerned and is approved by the Municipality;
 - (iii) a servitude in respect of the air or underground rights is registered over the land concerned; and
 - (iv) the Municipality is satisfied that structural components, clearance and operational characteristics are sufficient to ensure safe and efficient operation of the street, road or parking.

“airfield”

Land use description: “*airfield*” means runways and associated buildings for the take-off and landing of light aircraft, and may include a helicopter landing pad.

Adriaan Neethling

From: Mornay Herling <planning5@rumboll.co.za>
Sent: Thursday, 23 May 2024 16:20
To: 'Adriaan Neethling'
Subject: Versoek soneringsertifikate: Behuisingsprojek in Citrusdal

Hi Adriaan,

Ek hoop dit gaan goed.

Hiermee versoek ons asb soneringsertifikate vir erwe 3617 en 3677 Citrusdal vir die beplande behuisings projekte.

Baie dankie en vriendelike groete



Mornay Herling
Professional Town Plan
Reg. No.: (A/2862/2019)

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