

TABLE 38: EMFULENI SDF LAND USE MANAGEMENT SCHEDULE

Broad Land Use Category	Land Use Category	Zone 1 High-density residential zone	Zone 2 Medium-density residential zone	Zone 3 Low-density residential zone	Zone 4 Primary node (CBD)	Zone 5 Regional node	Zone 6 Community node	Zone 7 Industrial zone	Zone 8 Commercial and light industrial zone	Zone 9 Open space zone	Zone 10 Agricultural zone
Residential	Very low-density			•							•
	Low-density		•	•							
	Medium-density	•	•	•	•	•	•				
	High-density	•			•						
	Accommodation	•			•						
Institutional	Educational	•	•	•	•	•	•				•
	Medical				•	•	•				•
	Religious	•	•	•							•
	Social	•	•	•	•	•	•				•
	Cemetery									•	•
	Landfill									•	•
Business	Retail				•	•	•				
	Big box Retail					•	•				
	Office				•	•	•	•	•		
	Entertainment				•	•	•				
	Motor trade				•	•	•		•		
	Micro enterprise		•	•	•						
Authority	Municipal				•	•	•	•	•	•	•
	Government				•	•	•	•	•		
Industrial	Light							•	•		
	Heavy							•			
	Commercial							•	•		
	Mining										•
Open space	Active	•	•	•	•	•	•			•	•
	Passive	•	•	•	•	•	•	•	•	•	•
Agriculture	Agriculture										•
Minimum FAR		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maximum FAR		n/a	n/a	n/a	1.8	1.2	0.8	n/a	n/a	n/a	n/a
Maximum Coverage		n/a	n/a	n/a	60%	40%	40%	80%	70%	n/a	10%
Maximum Height		4 storeys	2 storeys	2 storeys	n/a	4 storeys	2 storeys	n/a	n/a	2 storeys	2 storeys
Minimum Nett Residential Density		40 u/ha	20 u/ha	1 u/ha	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maximum Nett Residential Density		60 u/ha	40 u/ha	20 u/ha	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Source: LUMS, Emfuleni Local Municipality, 2013

Mining in Zone 10 to be approval by National Department of Minerals and Energy
Approval of cemetery in Zones 2, 3, 4, 9 and 10 is subject to geotechnical investigation and Environmental Impact Assessment
Approval of land fill in Zones 9 and 10 is subject to geotechnical investigation and Environmental

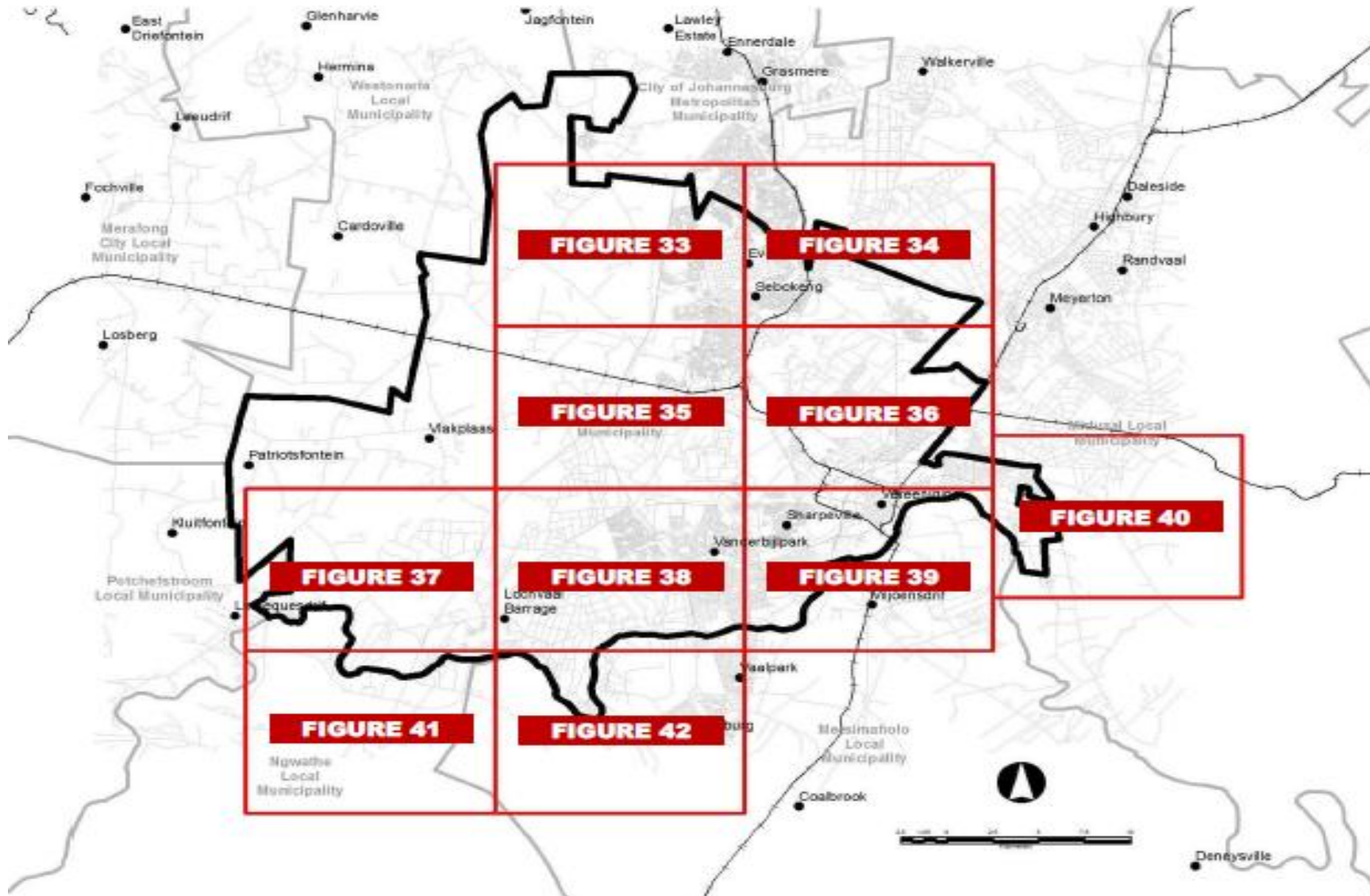


FIGURE 33: LUMS DETAIL EVATON

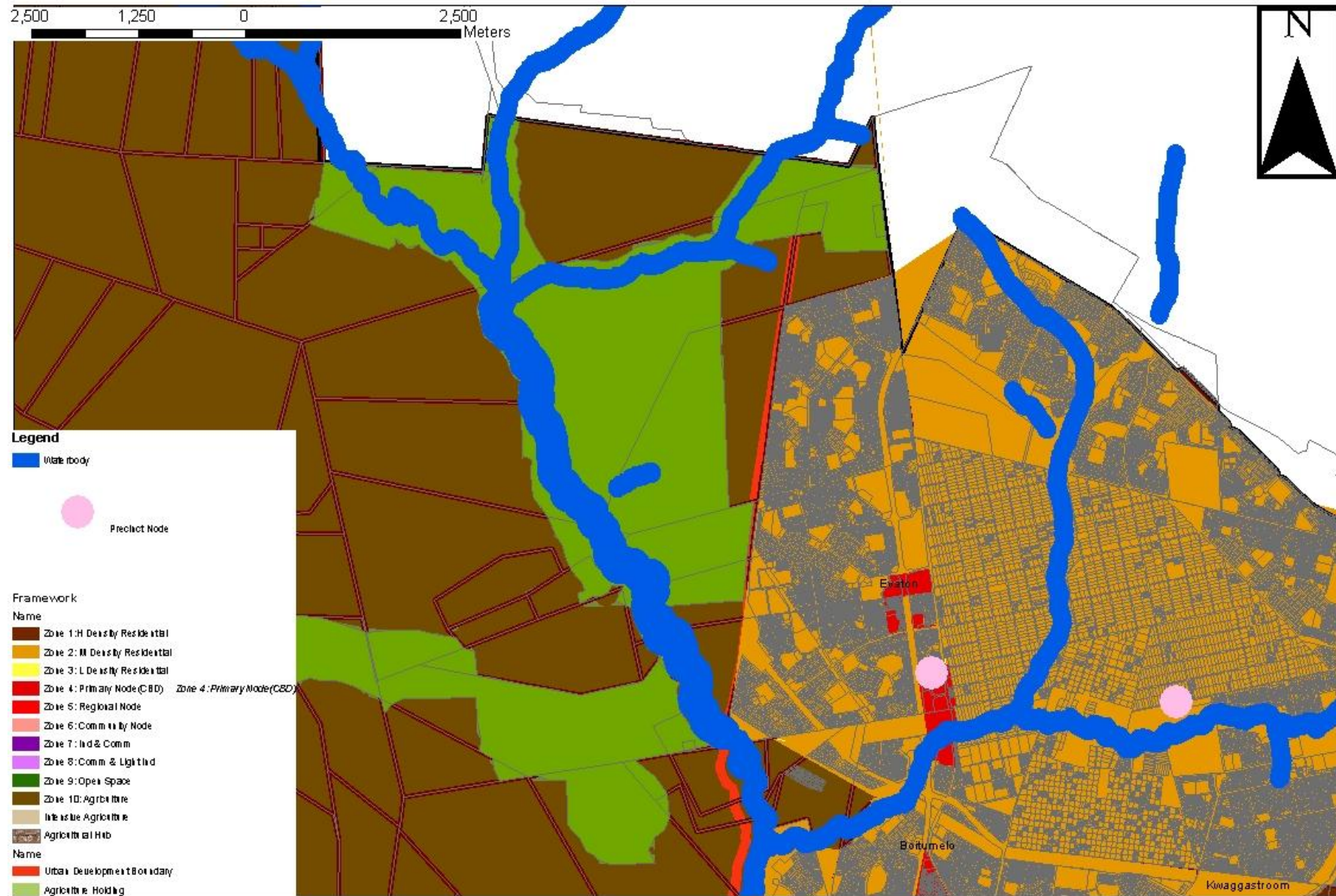
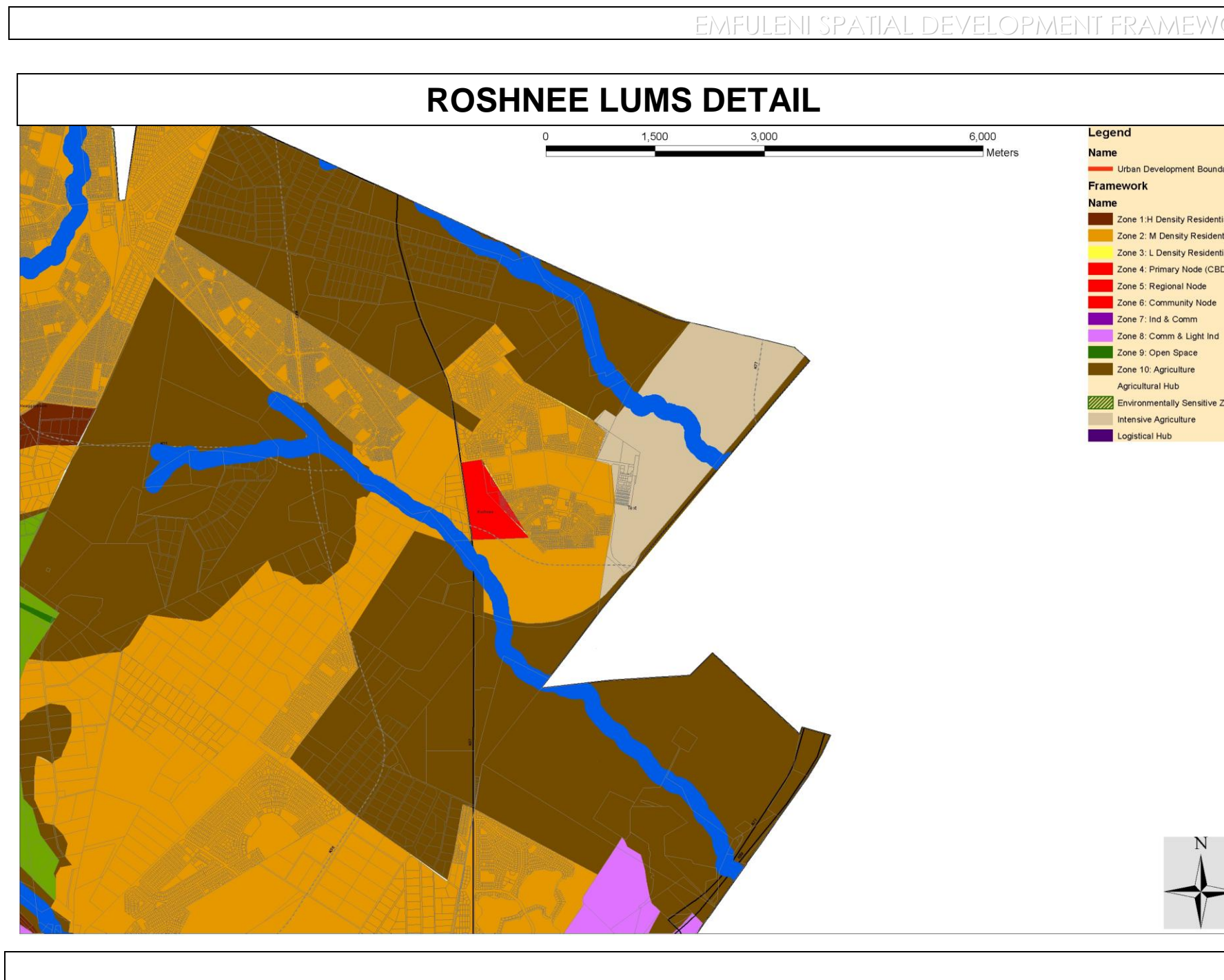


FIGURE 33
LUMS DETAIL EVATON

FIGURE 34
LUMS DETAIL ROSHNEE



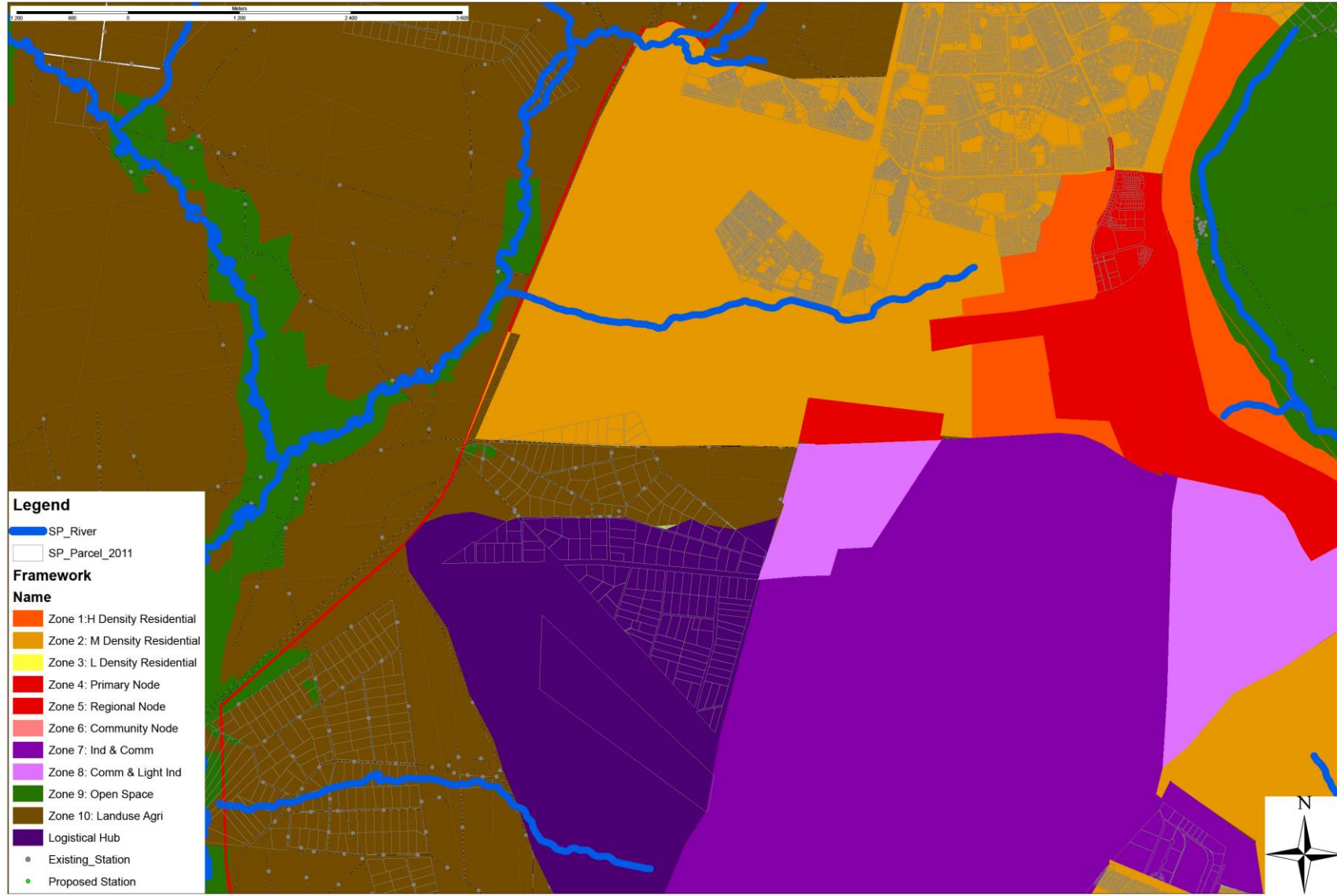


FIGURE 35
LUMS DETAIL SEBOKENG

SONLANDPARK: FIGURE 36

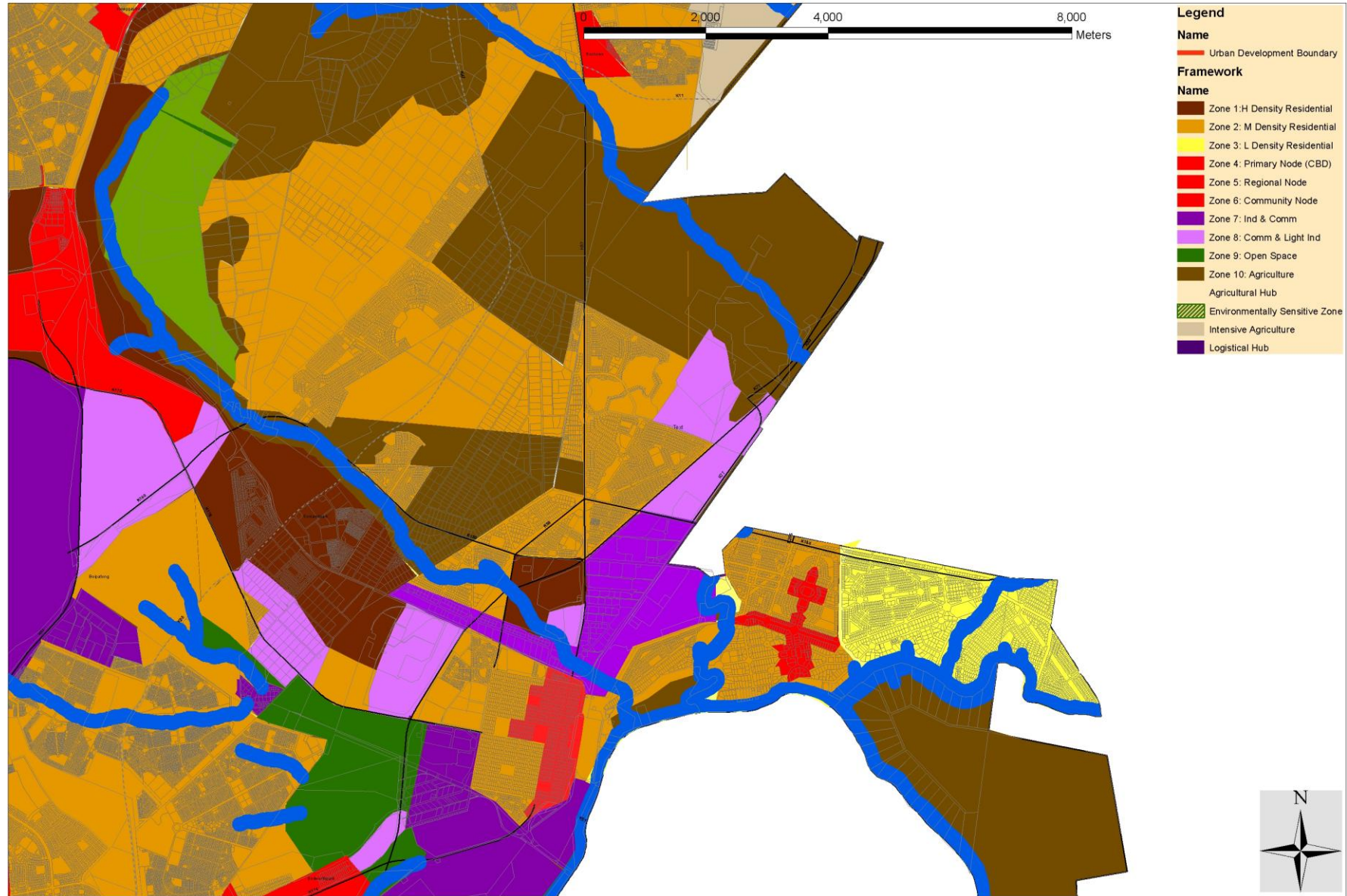


FIGURE 37
LUMS DETAIL VAAL OEWER

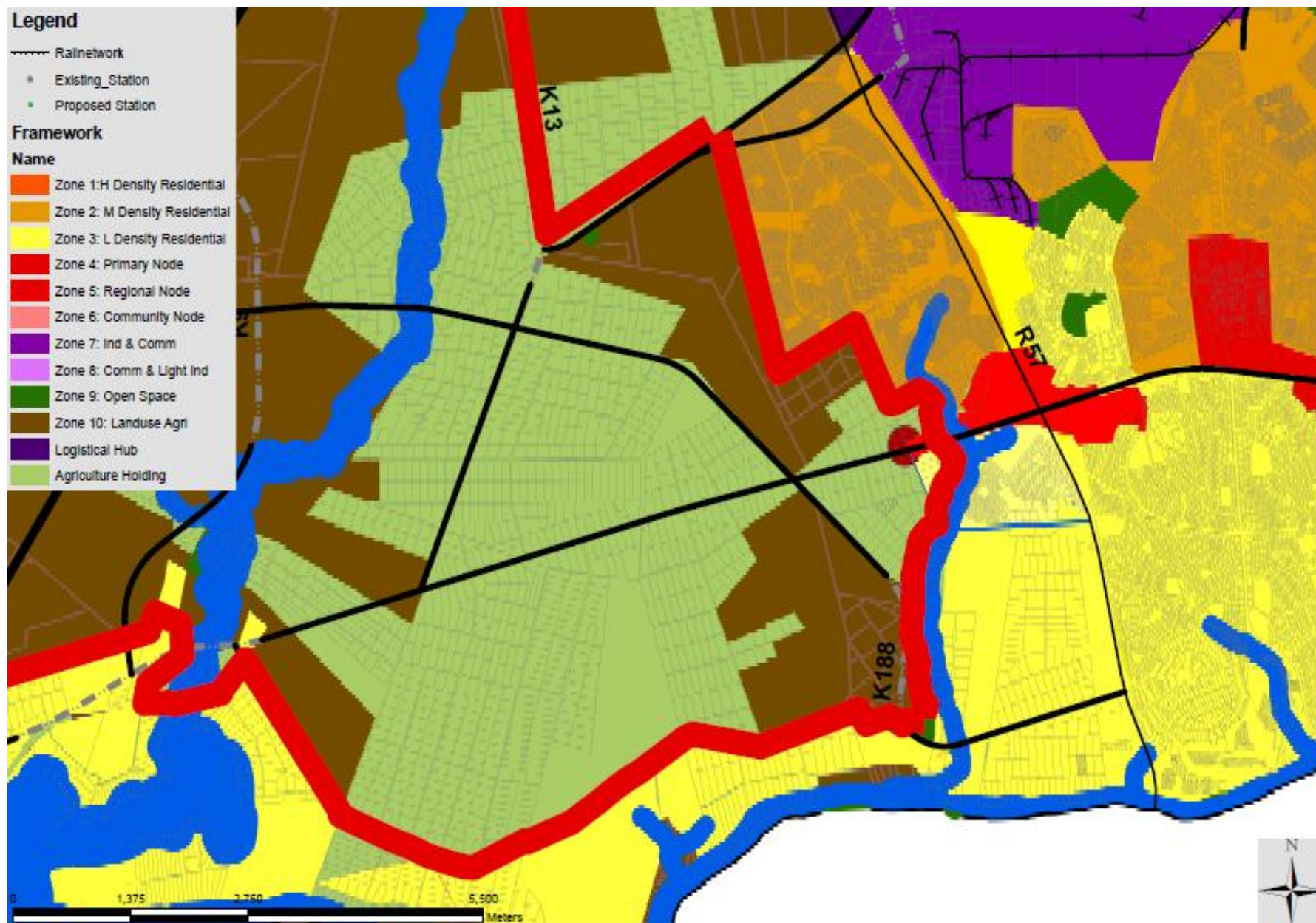


FIGURE 38
LUMS DETAIL VANDERBIJLPARK

FIGURE 39: LUMS DETAIL VEREENIGING

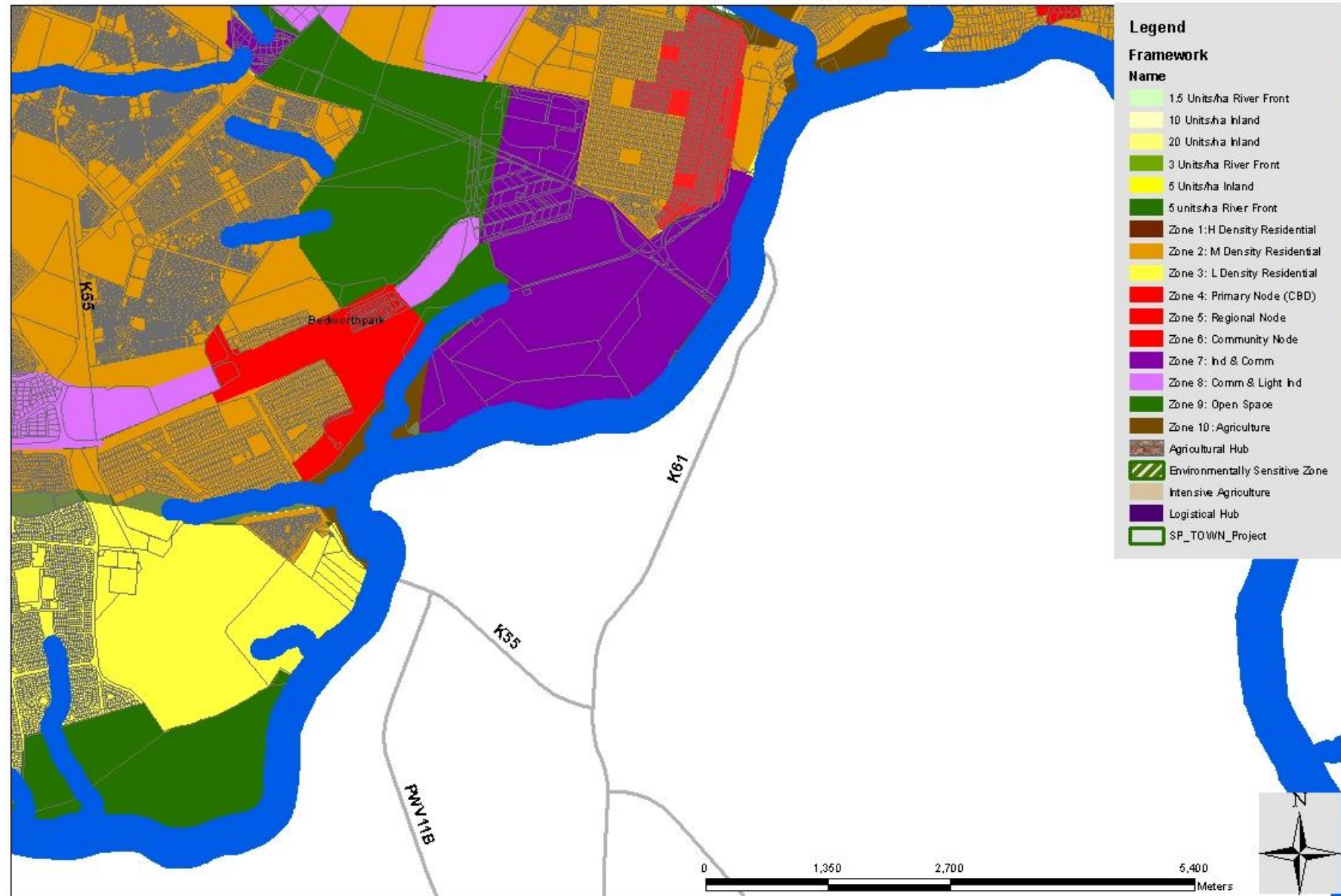


FIGURE 39
LUMS DETAIL VEREENIGING

FIGURE 40: LUMS DETAIL THREE RIVERS

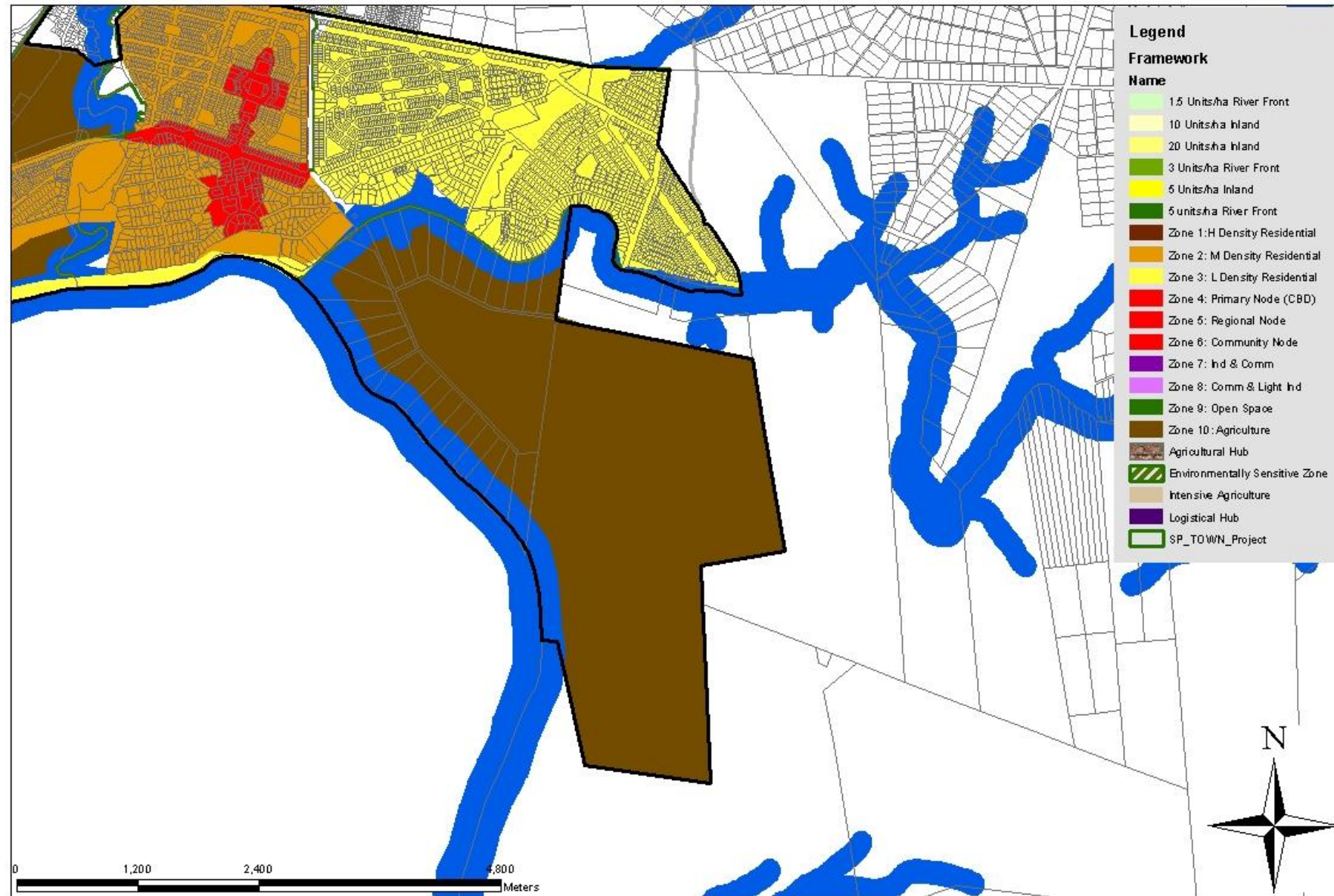


FIGURE 40
LUMS DETAIL THREE RIVERS

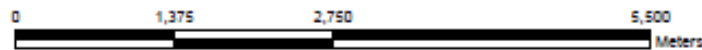
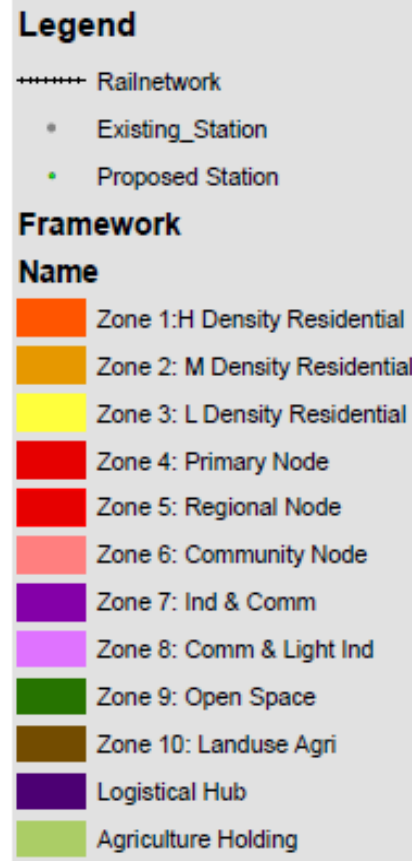


FIGURE 41
LUMS DETAIL VAAL RIVER

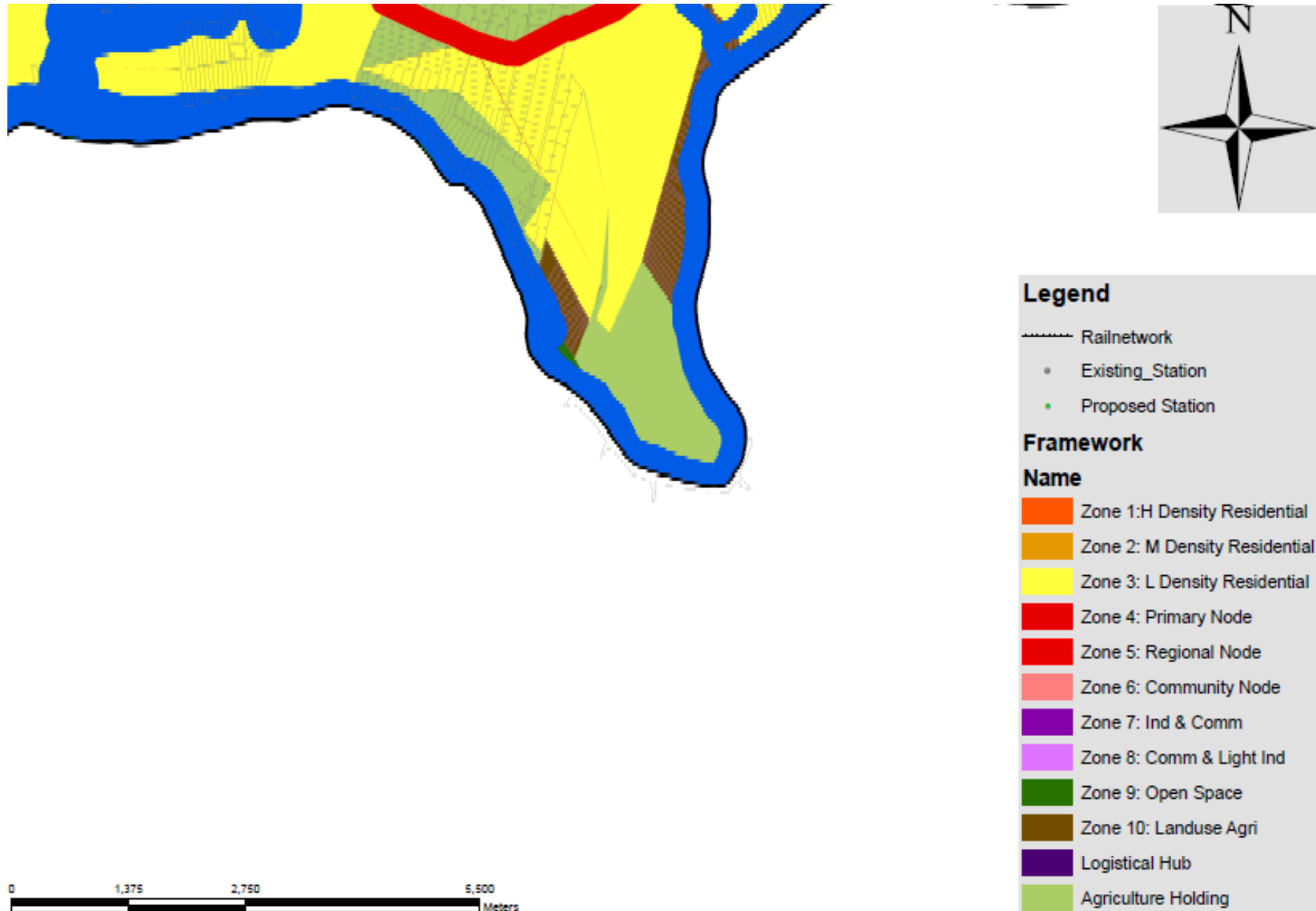


FIGURE 42
LUMS DETAIL LOCHVAAL