



**GAUTENG PROVINCE**  
AGRICULTURE AND RURAL DEVELOPMENT  
REPUBLIC OF SOUTH AFRICA

## **GAUTENG PROVINCIAL ENVIRONMENTAL MANAGEMENT FRAMEWORK**

**November 2014**

### **Zone 2: High control zone (within the urban development zone)**

#### **Intention**

Sensitive areas within the urban development zone must be conserved and where linear development (roads etc.) cannot avoid these areas, a proper assessment and implementation of alternatives must be undertaken.

#### **Composition**

Sensitive areas within the Urban Development Zone include:

- Conservation priority areas (CBA:s Irreplaceable areas only);
- Rivers (including 32m buffers);
- Ridges;
- Areas that are sensitive (as determined in the sensitivity assessment); and
- Protected areas.

#### **Land use**

##### **Land uses that are compatible with the intention of this zone**

- Forest cultural / spiritual use.
- Protected areas.
- Conservation areas.
- Cultural and historical conservation of sites, features and precincts.
- Urban open space (natural).

##### **Land uses that are conditionally compatible with the intention of this zone**

- Animal production (free range).
- Roads.
- Water network.
- Railways.
- Sanitation network.

- Electricity network.
- Telecommunication.
- Transport.

#### **Land uses that are undesirable in this zone**

- Crop production (excluding existing crop production).
- Cultivation of virgin soil.
- Battery farming (poultry, feedlots, etc.).
- Aquaculture (off stream).
- Urban agriculture.
- Production forestry.
- Subsistence forest use (small scale forest use).
- Agroforestry.
- Forestry research & education.
- Forest resource use (natural indigenous).
- Accommodation establishments / temporary or transient formal residential.
- Multiple residential.
- Single residential.
- Transitional residential settlement area.
- Dispersed residential.
- Farm worker accommodation.
- Living accommodation for domestic workers.
- Holiday housing.
- Rural residential development nodes (not dispersed residential).
- Life style estates.
- Solid waste.
- Holiday resorts, camps, loges and cottage hospitality.
- Hospitality industry.
- Light industry / service industry.
- Noxious industry.
- Vehicle service related industry.
- Warehousing /distribution and storage.
- Agricultural industry.
- Reconnaissance.
- Active mining.
- Ore extraction & beneficiation.
- Disposal.
- Medical and health care services.
- Cemetery / crematoria.
- Child care centre / facility.
- Institution.
- Place of assembly.
- Place of public worship.

- Educational / place of education / place of instruction.
- Protection services.
- Post offices.
- Law courts.
- Offices.
- Financial services.
- Personal services.
- Retail.
- Motor vehicle business.

## **Zone 2: Guidelines**

### **Water utilisation**

- Water utilisation from the surface natural hydrological system in this zone should be kept to an absolute minimum. Preservation of the water systems in its most natural state possible is desired as rivers and streams form the most important links with natural areas in other zones. No additional damming of rivers and streams should be allowed in this zone.
- Water abstraction from karst aquifers (aquifers occurring in dolomite) in this zone should be prohibited except in places where it forms part of the management of Acid Mine Drainage (AMD) as authorised by the Department of Water and Sanitation (DWS).

### **Water quality and stormwater management**

- The water quality of all rivers in this zone is unacceptable and should not be allowed to deteriorate any further due to any kind of development. Legislation to protect water quality and prevent pollution should be strictly enforced and policed.

### **Waste water treatment and disposal**

- No new development of whatever kind should be allowed in this zone unless there is adequate existing capacity for waste water transport (maintained pipes, pumps, etc.) and treatment to the required standard. In the light of the current state of affairs where many waste water treatment plants are not up to standard, this crucial requirement may become a major obstacle to development unless it is urgently addressed by the responsible authorities. Municipal SDFs must incorporate water catchment management plans that cater for anticipated future increased runoff and sewage.
- No untreated sewage may be disposed of into natural rivers and streams or stormwater systems.
- The upgrade, modernisation or expansion of existing waste water treatment plants is preferred to new waste water treatment plants in this zone.

## **Solid waste management and disposal**

- New development activities must comply with legislation that governs waste management in all instances.
- The General Waste Minimisation Plan for Gauteng, 2009, must be consulted in respect to the implementation of the identified waste minimisation options.
- For all new development activities the following recyclable materials must be separated from general waste and be recycled :
  - Paper, including: K4 (cardboard), flat news (newspaper), Kraft paper (brown paper), HL-1 (Photostat and printing paper) and Tetra Pak (juice and milk cartons);
  - Plastic, including: PET (cold drink and mineral water bottles), HDPE (milk bottles), PVC (water pipes), LDPE (clear and coloured plastic bags, shrink wrap), PP (ice cream and yogurt tubs, cold drink bottle caps), PS (polystyrene packaging and food containers);
  - Metal (ferrous and non-ferrous cans); and
  - Glass (bottles – no toughened glass).
- General (non-recyclable) solid waste generated must be removed by the relevant local authority or service provider to an appropriate class landfill site.

## **Mining**

- Existing legal mining operations should be allowed to continue in this zone provided that it meets the relevant legal requirements in terms of emissions, effluent and noise.
- No new mining development should be allowed in this zone.
- All new and existing mining development in this zone must have a rehabilitation and closure plan that will ensure that the mine will be rehabilitated to a condition that is compatible to the preferred land uses of the zone.

## **Energy**

- The following energy sources may not be used in new development activities in this zone:
  - Coal (all types and grades);
  - Charcoal;
  - Wood;
  - Burning of used tyres;
  - Burning of oil; and
  - Burning of paraffin.
- LP gas is the preferred fuel for “braais” and barbeques and must be used for new development activities in this zone.

**Nature conservation**

- Conservation is the primary objective in this zone and no new residential, retail, business, commercial, industrial or any other land use, with the exception of unavoidable linear service infrastructure, may be allowed in this area.

**Agriculture**

- New extensive agriculture should not be encouraged in this zone. Existing farming may continue as long as it remains viable in the urban development context.