



**WESTERN CAPE DEPARTMENT OF ENVIRONMENT AND CULTURAL  
AFFAIRS AND SPORT**

**WESKAAPSE DEPARTEMENT OMGEWING- EN KULTUURSAKE EN SPORT**

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**Directorate : Environmental Management**

**EIA Guideline Series**

## **GUIDELINE FOR THE MANAGEMENT OF DEVELOPMENT ON MOUNTAINS, HILLS AND RIDGES OF THE WESTERN CAPE**

**April 2002**

**FILE NO: E12/2/P**

**DATE OF MINISTERIAL APPROVAL : 29 August 2001**

The guideline on the management of development on mountains, hills and ridges of the Western Cape is an operational guideline to facilitate the fulfilment of the Department's obligations in terms of the National Environmental Management Act, Act 107 of 1998 and Environmental Impact Assessment Regulations promulgated in terms of the Environment Conservation Act, Act 73 of 1989 (hereafter referred to as the EIA Regulations).

### **OBJECTIVES**

The objectives of the guideline are to:

- Provide for effective decision-making about developments that are defined as Listed Activities in terms of Schedule 1 of the EIA Regulations and that are proposed in a mountain, hill or ridge environment through:
  - Setting out the framework for decision-making regarding development in mountainous areas, hills and ridges;

- Defining the decision-making criteria that will be applied to control development on mountains, hills and ridges, with the key objective of preventing inappropriate development;
  - Clarifying the requirements for development proposals on mountains, hills and ridges;
  - Assisting other organs of state, within the context of co-operative governance, to fulfil the requirements of Section 24(1) of NEMA when dealing with activities that require authorisation or permission by law; and
  - Supporting and enhancing the implementation of bioregional planning in the Province.
- Give effect to the Bill of Rights set out in Chapter 2 of the Constitution (Act 108 of 1996), particularly those in Section 184 (3) which covers socio-economic rights including that pertaining to the environment.
  - Give effect to relevant Sections of the National Environment Management Act, Act 107 of 1998 (NEMA):
    - Section 23(c) of NEMA which requires that the effects of activities on the environment receive adequate attention *before* actions are taken in connection with them;
    - Section 24(1) of NEMA which requires that the environmental impact of any activity that needs authorisation by an organ of state, must be considered prior to the implementation of that activity.
  - Give effect to the requirements of the Coastal Zone Policy for the Western Cape since this includes the primary watershed or the first major change in terrain features (i.e. secondary watershed) located landwards from the low water mark.

This guideline applies to a range of topographical features such as mountains (e.g. the Cedarberg, the Peninsula Mountain chain, the Outiniqua Mountains), hills (e.g. Tygerberg Hills) and ridges (e.g. Blouberg ridge).

## **PREAMBLE**

Topographical features such as mountains, hills and ridges are subject to a range of development pressures. It is therefore necessary to have a framework for controlling development in these areas since they can generally be characterised as being environmentally sensitive. The key reasons for controlling development in these areas are:

- Mountains, hills and ridges provide catchment areas for valuable surface water resources.
- Mountains, hills and ridges are often characterised by unique and sensitive ecosystems.
- Mountains, hills and ridges are of aesthetic/scenic value.
- Remote mountainous areas provide a “wilderness” experience which is important for the well being of people. They may also be of religious, spiritual or cultural value to people.

Some of the characteristics that promote development opportunities on mountains, hills and ridges are:

- These areas have a high scenic value and attract tourists and recreational users. This provides opportunities for passive and active recreational developments.
- Rich mineral resources can occur in these areas and can be suitable for other economic activities such as forestry and agriculture.
- These areas provide suitable locations for infrastructure developments such as dams, cable cars and communication towers.
- Properties in these areas are generally of high value which makes them desirable for residential development.

## **DEFINITIONS**

1. A *mountain, hill or ridge* is described as a physical landscape feature, elevated above the surrounding landscape. This includes the foot/base, slopes and crest of the mountain, hill or ridge.
2. The *urban edge* which has been defined in a spatial plan by a local authority. It is a demarcated line to manage, direct and control the outer limits of development. The intention of the urban edge is to establish limits beyond which urban development should not be permitted.
3. The *development line* is a demarcated line to be determined on a case-by-case basis in areas where there is no designated urban edge. It demarcates the boundaries between:
  - developed areas and natural/wilderness areas (typically in cities and towns);
  - agricultural activities and natural/wilderness areas (typically in rural areas)

- developed areas and rural/agricultural areas.
4. *A natural area* is defined as an area that is characterised by undisturbed natural conditions. Such areas would typically comprise mainly indigenous species (flora and fauna). They may include areas that are infested with alien vegetation, as there is potential to rehabilitate back to predominantly indigenous vegetation. In general natural areas can be expected to be of high conservation value because of their biophysical characteristics and due to their scenic/aesthetic worth. Natural areas may also have significant value from a cultural point of view (e.g. as places that offer a wilderness experience or that have significance in terms of traditional rituals).
  5. *An agricultural area* means an area that is used for low-impact agricultural activities such wildflower harvesting, for natural grazing or cultivated grazing or for commercial crop cultivation. These areas may incorporate development related to agricultural activities such as irrigation dams, farmhouses and other infrastructure (powerlines, access roads) and small ecotourism facilities (e.g. bush camps, hiking trails with overnight accommodation, guest farms and individual guest houses).
  6. *A developed area* means an area characterised by urban development such as residential, commercial, industrial and tourist related development (resorts, hotels). These areas are typified by a predominance and variety of built structures and built infrastructure (e.g. paved roads), often referred to as the "built environment". Sports facilities, public parks and public open space form part of the fabric of the built environment.
  7. *Development* means actions taken by individuals, communities or government which are aimed at improving the quality of life of people. This includes the act of altering or modifying resources in order to obtain potential benefits for humankind.
  8. *Non-consumptive land use* means development that is largely non-disruptive and non-intrusive such as outdoor environmental education, passive outdoor recreation (e.g. walking and hiking) and field-based research. It excludes mechanised outdoor recreation.
  9. *Cultural value* means areas or sites or objects which have historical significance. This includes modifications to the natural environment, which are of historical significance as well as natural environments where they reflect cultural or historical heritage. This includes areas or sites:
    - that are designated as national heritage sites;
    - that are designated as national monuments;
    - that are documented as being of cultural significance by the relevant authority (e.g. South African Heritage Resources Agency);

- that are documented as being of cultural significance by a research institute (e.g. relevant university department, South African Museum);
  - that have a long-standing tradition of being of cultural importance to a community or that are designated as being sacred sites by spiritual leaders in the community.
10. *The precautionary principle* means that where a risk is unknown provision will be made for a worst case situation.
11. *A significant impact* means an impact that by its magnitude, duration or intensity alters an important aspect of the environment.

## **STRUCTURE OF THE GUIDELINE**

With the above objectives in mind, this guideline is set out as follows:

**Section 1** : Approach to the control of development which details the manner in which the Directorate evaluate development proposals on mountains, hills or ridges.

**Section 2** : Key decision-making criteria which describes the factors that will be taken into account by the Directorate when making a decision about development on mountains, hills or ridges.

### **1 Approach to the Control of Development**

The Department's approach to controlling development on mountains, hills and ridges is underpinned by determining:

- Which areas can development be considered or where should it be avoided?
- Where development can be considered, what type and form of development can be considered in the respective areas of a mountain, hill or ridge?

The determination of appropriate development on mountains, hills and ridges will be guided by:

- The demarcated urban edge (where this has been determined); or
- The identification of a development line (where no urban edge has been determined); in combination with
- The environmental sensitivity (based on biophysical, cultural and social characteristics) of the mountain, hill or ridge.

## 1.1 Application of the Urban Edge and Development Lines

Mountains, hills and ridges may have a combination of natural areas, agricultural areas and developed areas. Typically developed areas are succeeded by agricultural activities with natural areas remaining on the steepest part of the mountain, hill or ridge. In some cases there may not be a transition between the developed areas and the natural areas (e.g. Cape Peninsula Mountain Chain). In rural areas it is typically agricultural activities which characterise the lower slopes of mountains, hills and ridges.

The urban edge or development line provides a mechanism for containing development (and possibly minimising further development) within the context of the existing character (both in terms of the natural environment and the built environment) of a mountain, hill or ridge. The urban edge/development line approach will be applied in conjunction with the natural, cultural and social characteristics of the area, in the decision-making process.

This approach will be applied whether or not there is existing development on a mountain, hill or ridge. The policy in this regard is as follows:

1. In some urban centres an urban edge has been defined which demarcates the boundary between urban development and agricultural or natural areas. The criteria relevant to the urban edge will be applicable in terms of this policy. This means that development outside the urban edge will be considered inappropriate (in line with the policy of the relevant local authority), with the exception of non-consumptive development. Decision-making regarding development proposals involving non-consumptive development will be guided by the criteria set out in Section 2 of this policy.
2. Where an urban edge has not been defined, the development line must be determined. The basis for determining the development line is the existing pattern of development taken in combination with biophysical characteristics. There are four possible scenarios for determining the development line, depending on the nature and combination of land use on the mountain, hill or ridge. These are as follows:
  - a. *Determining the development line in an agricultural/rural context* - the development line will be located at the average limit of agricultural development. The encroachment of agricultural development into natural/wilderness areas will be strongly discouraged. Decisions regarding non-consumptive development proposals will be made on a case-by-case basis taking account of the impact on the character of the area (biophysical and social aspects).
  - b. *Determining the development line in an urban development context* - the development line will be located at the average limit of urban development (i.e. at the interface between the developed areas and natural or wilderness or rural or agricultural areas). The encroachment of urban development into natural/wilderness or rural/agricultural areas will be strongly discouraged.

- c. *Determining the development line where there are distinct areas of urban development succeeded by agricultural activities* – two development lines will be determined:
- A development line will be located at the average limit of agricultural development (i.e. at the interface between agricultural activities and the natural/wilderness area). The encroachment of agricultural or urban development into natural/wilderness areas will be strongly discouraged.
  - A development line will be located at the average limit of urban development (i.e. at the interface between urban development and agricultural activities). The encroachment of urban development into areas characterised by agricultural/ rural activities will be strongly discouraged.
- d. *Determining the development line where the distinction between agricultural/rural activities and urban development is not obvious* – two development lines will be determined:
- The first development line will lie within the area where there is a mix or merging between urban and agricultural activities. This situation is likely to arise where there are several residential developments occur within a predominantly agricultural area. This line will be located along the zone where there is a roughly equal proportion of urban and agricultural activities. Urban development will be contained within the area below this line. Agricultural development will be contained between this development line and the development line that demarcates the natural/wilderness area. A few isolated developments or an individual development (e.g. a small group of houses or a large homestead or a barn/shed) that is situated further up the slope than the general development area will be regarded as “non-conforming” development when determining the development line. This means that such individual developments will not be accepted as the determining factor in defining the development line.
  - The second development line will be located at the outer limit of existing agricultural activities (i.e. at the interface between agricultural activities and natural/wilderness areas). The encroachment of urban development into natural/wilderness areas will not be considered.
3. The urban edge or development line will be used as an initial guide to determine areas that may be appropriate for development. This means that the urban edge or development line will be used to broadly define “no go” areas for development. Once the urban edge or development line has been determined the identification of areas suitable/unsuitable for development will be further refined on the basis of:
- The presence of unique geological features such as caves and rock outcrops;
  - The presence of biological corridors (from lowlands to the upper slopes of the mountain, hill or ridge) which are an integral part of the natural ecological processes;
  - The presence of intact or relatively undisturbed ecosystems;

- The presence of threatened plant or animal species (e.g. Red Data species);
  - The presence of sources of water (seeps, springs, stream/river sources);
  - The steepness of slopes;
  - The cultural value, including value in terms of "sense of place" of the mountain, hill or ridge.
4. The determination of the development line must take into account the relevant biosphere reserve zoning (where a Biosphere Reserve has been declared) or the spatial planning categories applicable to bioregional planning where bioregional planning has been adopted (e.g. as in the case of the Coastal Zone Policy for the Western Cape and the IDP for the West Coast).
  5. There may be mountains, hills or ridges that have not been subject to development. In such cases it will be necessary to assess whether development of any type/nature is appropriate or not. In the event that it is decided that some level of development is permissible, the relevant development lines will be determined to define areas where agricultural/rural development and/or urban development could be considered. These development lines will be fixed and will be used to guide current and future development decisions.

## **2 Key Decision-making Criteria**

1. The decision-making process regarding development on mountains, hills and ridges will be guided by the following key principles:
  - To ensure the continued functioning of the ecosystems, and to maintain species diversity through habitat protection.
  - To avoid inappropriate development (i.e. intrusive and consumptive development) on mountains, hills and ridges taking into account the character of the existing environment.
  - To ensure that where development does take place, that its layout and design takes account of sensitive features and environmental constraints, thereby promoting environmentally sensitive development of projects on mountains, hills and ridges where development is authorised by the Department.
  - To preserve landform features through ensuring that the siting of facilities is related to environmental resilience and visual screening capabilities of the landscape.

- To adopt the “precautionary principle” in decision-making where there is an absence of clear or definitive data regarding the environmental sensitivity of a mountain, hill or ridge where development is being proposed.
  - To ensure that the scale, density and nature of activities or developments are harmonious and in keeping with the sense of place and character of the area.
2. Decisions will be based on the evaluation of the criteria listed below. General guidelines for the Natural Zone and for the Agricultural/Transition Zone are given in Appendix B.
- Density of the development;
  - Aesthetics (design, scale, layout);
  - Location of the development;
  - Erosion potential and stability;
  - Water resources (e.g. presence of springs, river catchment area);
  - Occurrence of unique geological, cultural or biological features;
  - Value in terms of “sense of place”;
  - Character and nature of adjacent land use;
  - Character of the general area (e.g. natural character, rural character).
  - Cumulative environmental impacts.
3. Decision-making will take account of the principles in NEMA and of bioregional planning where these apply in the province.
4. The following environmental characteristics will serve as key indicators of environmental sensitivity by the Directorate. As such they will serve as critical factors in the Directorate’s decision-making process when determining whether to authorise or refuse a development application made in terms of the EIA Regulations.
- a. Development on steep slopes (i.e. steeper than 1:4) will be strongly discouraged as such areas are subject to erosion and instability. Slope steepness will be evaluated for the area of the site where development is being proposed and not for the site as a whole. As a general principle, development should be located on lower-lying or gently sloping portions of a site.
  - b. Development on the crest of a mountain, hill or ridge will be strongly discouraged.

- c. Development in an area, which has been declared a mountain catchment area in terms of the Mountain Catchment Areas Act, Act 63 of 1970 will be strongly discouraged.
  - d. Development in locations on mountains, hills or ridges that serve as a source of water (e.g. spring, seep, river or stream source) will be strongly discouraged.
  - e. Development in areas where sensitive fauna or flora occurs such as Red Data plant or animal species will be strongly discouraged.
  - f. Development in areas that are of cultural importance will be strongly discouraged. This includes burial sites, sites used as places of worship, burial sites and archaeological sites.
5. In areas where the urban edge has been defined no urban or intensive agricultural development will be permitted beyond the designated urban edge. Applications involving small or limited development may be considered by the Department. In such cases the decision regarding authorisation or refusal of the development proposal will be made on the basis of information provided in a scoping report and/or Environmental Impact Report.
  6. In areas where an urban edge has not been determined, the development line must be defined. Urban or intensive agricultural development beyond the development line will be strongly discouraged.
  7. Development decisions in the Cape Metropolitan Area will be taken in accordance with the policies of the Metropolitan Spatial Development Framework, particularly with regard to the Metropolitan Open Space System, the urban edges for the Cape Metropolitan Area and scenic landscapes.
  8. Development decisions in designated conservation areas will be taken in accordance with the policies of the relevant conservation authority.
  9. Proponents must provide details of alternatives that have been considered. In the case of developments that are proposed on a mountain, hill or ridge alternatives must include alternative siting of the development on the property and alternative layouts of the development. A description of the relative environmental impact of the alternatives must be given. In particular, the issues listed in item 4 (a-f) above must be addressed. Applications that do not provide information on the alternatives will not be processed by the Directorate until such information is forthcoming.

## **2.1 Decision-making criteria for unique topographical features**

The criteria set out below are in accordance with the Coastal Zone Policy for the Western Cape.

## 1. *Coastal dune systems :*

- Development proposals which include the location of structures within the littoral active zone will be strongly discouraged by the Directorate. It is not good practice to place development in such areas. All structures must be located landwards of dynamic, unvegetated and vegetated dunes as these areas are easily destabilised and potentially hazardous for development. Hence, development must be set back behind the "littoral active zone".
- A vegetated buffer zone must be retained between the littoral active zone and development.
- An erosion set-back line must be provided for any development proposal within a coastal dune system. This line is the maximum erosion line that has occurred in recent history (50-100 years) and can be determined from maps, aerial photographs (past and recent) and available engineering theory and practice.
- In a multiple fixed dune system, all activities/development should be located landwards of the youngest fixed dune trough. Activities should be limited to back dune areas.
- Development on dune systems with high conservation value will not be considered. Passive recreation facilities which are low impact (footpaths, viewing sites) may be considered.
- Activities or development in a multiple fixed dune system will only be considered on backdune areas. This means that development must be located landwards of the youngest fixed dune trough.

## 2. *Cliffs*

- Development will not be permitted on the face or immediate crest of cliffs. Development in such zones should be set back from the crest of the cliff and a buffer strip of vegetation should be retained.
- Development must be located to prevent structures from being a visual intrusion (i.e. to retain open views and vistas).

### **2.2 Application procedure for proposed developments on mountains, hills and ridges**

Based on this policy any person who proposes development on a mountain, hill or ridge that is subject to the EIA Regulations promulgated in terms of the Environment Conservation Act, Act 73 of 1989, must submit an application form and scoping checklist

to the Directorate. In addition to the information that is required in the application form and scoping checklist, details regarding the following must also be supplied:

1. The development pattern/s and the character of the area within which the proposed development will be situated must be described.
2. Where there is a designated urban edge, this must be identified and described. The urban edge must be indicated on a locality plan.
3. In cases where there is no designated urban edge, the development line/s must be determined and described. This must be done in accordance with the approach detailed in Section 1.1 and the supporting information in Appendices A and B. The development line/s must be shown on a locality plan.
4. If the proposed development is to be located in the Cape Metropolitan Area and is adjacent to or abuts the urban edge, the Metropolitan Open Space System or a designated scenic landscape, details in this regard must be provided.
5. Depending on the outcome of the scoping checklist the Directorate may:
  - Refuse/turn down the development proposal;
  - Authorise the development proposal with "Conditions of Approval";
  - Request additional information before making a decision about the proposal (refusal, authorisation).
  - Request that additional scoping activities be undertaken. This must be carried out in accordance with the EIA Regulations promulgated under the Environment Conservation Act, Act 73 of 1989. In this regard, the Directorate may request that a Plan of Study for Scoping be submitted which is subject to the Directorate's approval prior to scoping being initiated.
6. Depending on the outcome of scoping the Directorate may:
  - Refuse/turn down the development proposal;
  - Authorise the development proposal with "Conditions of Approval";
  - Request that an Environmental Impact Assessment is undertaken. This may involve submission of a Plan of Study for EIA which is subject to the Directorate's approval. The final decision (i.e. whether to authorise or refuse the development proposal) will be made on the basis of the Environmental Impact Report.

## APPENDIX A : Typical Characteristics of the Areas Found on Mountains, Hills and Ridges

	Natural or Wilderness Area	Rural/Agricultural Areas	Developed Areas
<b>Description</b>	<ul style="list-style-type: none"> <li>▪ Predominantly natural and unmodified, often pristine area.</li> <li>▪ Contains intact ecosystems.</li> <li>▪ Can be a National Monument, National Park, World Heritage Site, biosphere reserve or conservancy.</li> <li>▪ May include non-consumptive land uses such as environmental education, hiking trails and research sites.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Land used for rural or agricultural purposes (including forestry) and associated services and infrastructure.</li> <li>▪ Includes fallow land and land zoned for rural/agricultural use, but not actively utilised as such.</li> <li>▪ Includes small ecotourism facilities (e.g. guest farm, hiking trails, mountain bike trails).</li> <li>▪ Mining and small industrial activities may be present in this zone.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Highly modified landscape consisting primarily of urban development and associated infrastructure.</li> <li>▪ Includes residential areas both formal and informal.</li> <li>▪ Includes tourist facilities ranging from hotels, golf estates to large entertainment complexes.</li> <li>▪ Includes commercial development (shopping centres, office buildings).</li> <li>▪ Mining and industrial activities could take place in this zone.</li> </ul>
<b>Examples</b>	<p>Mountain land in reasonably pristine conditions and intact natural resources, largely unmodified. These areas presently comprise the bulk of the mountains in the South Western Cape. This includes mountain land being minimally exploited by landowners, e.g. for flower picking.</p>	<p>Any rural or less developed agricultural uses – cultivated land, pastures etc. e.g. viticulture on the slopes of Constantiaberg; stock (grazing) farming in the Cederberg, and could contain farm buildings, sheds, dams, quarries etc. Intensively developed agricultural areas, to intensive agricultural areas such as vineyards against Paarl Mountain or the Hex River Mountains.</p>	<p>Numerous, ranging from city-edge development on the slopes of the Peninsula Mountain Chain, to smaller isolated developments/ hamlets such as Wuppertal or Op-die-berg.</p>

## APPENDIX B : Guidelines for Development Proposals

Proposed change in activity or land use	Natural/ Wilderness Zones	Rural/Agricultural Areas
Minimum requirements (as in ALL areas sensitive to disturbance)	A comprehensive environmental process as stipulated in the EIA regulations issues under Sections 21, 22 and 26 of the Environmental Conservation Act, 1989, must be followed for all activities listed in the regulations. An Environmental Management Programmes with financial guarantees for construction and operation phases. Where applicable requirements of other legislation must also be adhered to.	A comprehensive environmental process as stipulated in the EIA regulations issues under Sections 21, 22 and 26 of the Environmental Conservation Act, 1989, must be followed for all activities listed in the regulations.  An Environmental Management Plan with financial guarantees for construction and operation phases must be developed.
Subdivision and rezoning	Not to be considered unless it is part of a suitable development proposal with important benefits to society (and particularly local communities). These benefits need to be linked to a development that is conservation-orientated i.e. <u>no</u> subdivision, rezoning or any development in special or pristine mountain wilderness areas for a profit motive only.	Not to be considered unless it is part of a suitable development proposal.
Facilities linked to recreational, educational and experiential activities	Potential activities permitted: hiking, mountain biking, horse-riding, sport-climbing, traditional climbing, bouldering, environmental education, guided and unguided wilderness excursions  Demonstrate how numbers & routes will be controlled, and waste products disposed of.	Potential activities permitted: hiking, mountain biking, horse-riding, sport-climbing, traditional climbing, bouldering, paragliding, orienteering, absailing, environmental education, 4x4 trails.  Demonstrate how numbers & routes will be controlled, and waste products disposed of.  Sensitive features, physical and other environmental constraints must be identified and taken into account.
<b>Residential</b>	Will be evaluated in the context of existing natural areas. Examples: hiking cabins or facilities linked to appropriate low impact outdoor recreational opportunities. Placement of residential units must be done with adequate environmental motivation and evaluation.	Suitable development nodes on lower slopes can be considered below the development line. The proposed development must also fit in with the character of the area.  Sensitive features, physical and other environmental constraints must be identified and taken into account.

<b>Proposed change in activity or land use</b>	<b>Natural/ Wilderness Zones</b>	<b>Rural/Agricultural Areas</b>
<b>Resorts and commercial developments</b>	Non-consumptive developments may be considered.	Suitable development nodes on lower slopes should be considered below the development and/or building line. The proposed development must also fit in with the character of the area. Sensitive features, physical and other environmental constraints must be identified and taken into account. Not to be considered unless backed-up by a well-motivated development proposal to the relevant environmental authorities.
<b>Agricultural</b>	Limited to wild flower harvesting, game etc. i.e. sustainable use of natural resources.	Agricultural activities must be situated below the development line. Sensitive features, physical and other environmental constraints must be identified and taken into account.
<b>Industrial</b>	None.	Only to be considered in urban areas and if it is in line with Integrated Development Framework of Structure Plan for the area. Sensitive features, physical and other environmental constraints must be identified and taken into account..
<b>Water supply</b>	New dams of regional importance for water supply may be considered. Structures associated with water supplies such as weirs and pipelines must also follow EIA and DWAF regulations.	New facilities and infrastructure must be situated below the development line. Follow DWAF requirements.
<b>Afforestation</b>	No new afforestation.	New afforestation must be situated below the development line. Follow DWAF guidelines.
<b>Mining</b>	No new mines.	New mines should be situated below the development line. Follow Department of Mineral and Energy Affairs guidelines.
<b>Landfill sites</b>	No new sites.	New landfill sites should be situated below the development line. Follow DWAF guidelines.
<b>Fire breaks</b>	In consultation with relevant conservation authority.	In consultation with relevant conservation authority.

<b>Proposed change in activity or land use</b>	<b>Natural/ Wilderness Zones</b>	<b>Rural/Agricultural Areas</b>
<b>Masts &amp; power lines and telecommunication structures</b>	Only on existing developed sites. No new masts unless visually acceptable, should be considered. No new roads and power lines must be considered.	New facilities should be situated below the development line.
<b>Bulk services</b>	No bulk services.	Must be situated below the development line and in keeping with the existing character and future planning vision of the area. Only to be considered in urban areas and if it is in line with the Integrated Development Framework of Structure Plan for the area. Sensitive features, physical and other environmental constraints must be identified and taken into account.
<b>Landing strips and helipads</b>	No new facilities. Over-flying and landing is discouraged in natural zones.	Must be situated below the development line.
<b>Roads</b>	No new roads or tracks. Roads and tracks are only permitted when linked to appropriate development rights, or to improving an existing route for rehabilitation purposes.	Must be situated below the development line. Roads associated with appropriate development and infrastructure is permitted.
<b>Advertising (billboards, lighting) and signage</b>	No advertising, and minimal cryptic signage.	Not encouraged, but where necessary only in consultation with local or regional authorities.