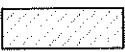


PART IV

CLAUSE 8: CONTROL MEASURES

The following restrictions shall apply in the relative zones:

8.1 INFORMAL RESIDENTIAL						
	HATCH	1 ZONE	2 MAP REFERENCE	3 PRIMARY USE <i>(Purposes for which land may be used)</i>	4 CONSENT USE <i>(Purposes for which land may be used with consent from Council and subject to Clause 7)</i>	5 OWNER CONSENT <i>(Consent granted to owner of property in terms of Clause 7)</i>
A		Informal Residential	Light yellow hatch (45° right)	Informal dwelling unit, Dwelling unit	Shop, Place of assembly, Place of worship, Day care centre.	Shebeen, Resident occupation, Home based shop.

Land Use Restrictions:

8.8.1 Coverage

70%

8.8.2 Building Height

No building may exceed two habitable storeys

8.8.3 Building Lines

Street boundary:	3 metres
Rear boundary:	1.5 metres
Side boundary:	1.5 metres

8.8.4 Building Line and Height Relaxation

In Addition to Clause 9, Council shall not consent to the relaxation of the building lines if any building or part thereof exceeds a height of one storey.

8.8.5 Parking

As determined by Table F.

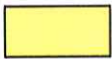
8.8.6 Density Zoning

As determined by Table E and the Density Map.

8.8.7 Minimum Erf Size

None



8.2 RESIDENTIAL						
	HATCH	1 ZONE	2 MAP REFERENCE	3 PRIMARY USE (Purposes for which land may be used)	4 CONSENT USE (Purposes for which land may be used with consent from Council and subject to Clause 7)	5 OWNER CONSENT (Consent granted to owner of property in terms of Clause 7)
B		Residential	Yellow fill	Dwelling unit/s (also see Table E).	Place of worship, Place of instruction, Hotel pension (also see Table E), Heritage consent, Bed and breakfast, Guest house, Day care centre, Backpackers hotel.	Resident occupation, Shebeen, Home Based Shop

Land Use Restrictions:

8.2.1 Coverage: All Uses

Maximum

55%

Minimum

must be ten (10%) percent of the erf size or 200m² whichever is the smallest.

8.2.2 Building Height

No building may exceed two (2) storeys or eight (8) metres, whichever is most restrictive.

8.2.3 Building Lines

No building, permanent structure, or portion thereof, except for boundary walls and fences, may be erected on the site within:

- (a) 3 metres from any street boundary;
- (b) 1.5 metres from any rear boundary;
- (c) 1.5 metres from any side boundary;
- (d) 5 metres in the case of a garage, when the garage door is facing any street boundary; or 3 metres from the street boundary when the garage is placed parallel to the street.

The Council may relax the requirements of sub-clause 8.2.3 above if it is satisfied that no interference with the amenities of the neighbourhood, existing or as contemplated by the scheme, will result and taking into account provisions of Clause 9 of the Scheme.

In the case of erven smaller than 400m² the Council may permit a general relaxation of building lines in the Residential zone.



8.2.4 Outbuildings

An outbuilding may, with the consent of the council, be two (2) storeys high provided that the second storey is more than three (3) metres or half the height of the building from any boundary, whichever is the most restrictive

The maximum number of garages are restricted to four (4) with a total floor area of 80m². Further provided that the area of such outbuilding, garages excluded, may not exceed 35% of the main building and may be erected separately from the main building.

8.2.5 Places of Instruction and Places of Public Worship

- (a) Except for boundary walls, and except with the consent of the Council, no outbuilding may be erected or used for these purposes closer than five (5) metres to any boundary of the site.
- (b) The provisions relating to minimum parking for places of public worship in the general business zone shall be applicable in this zone.

8.2.6 Parking

The parking to be provided will be in accordance with the requirements as set out in Table F.

8.2.7 Density Zoning

Density shall be in accordance with Table E and the Density Map.


8.2.8 Existing Buildings

- (a) Where an existing dwelling unit has been built in the Residential zone and it appears to the Council, with due consideration to the nature of the vicinity, that the dwelling is too extensive for further occupation by a single family only, the Council may consent to the modification of the dwelling unit into not more than two dwelling units, on condition that the consent may not be issued unless:
 - (i) The dwelling unit was erected before the coming into operation of the scheme;
 - (ii) Provision can be made on the erf for the parking of at least two (2) motor vehicles for each dwelling unit;
 - (iii) It is in accordance with Table E and the Density Map;
 - (iv) Permission has not already been granted in terms of 8.2.8 (b) below.
- (b) In the Residential zone, after Council has taken into account the character of the neighbourhood and the health requirements, where an existing outbuilding is no longer required for the purpose for which it was designed, the Council



may give its consent for the conversion of such outbuilding into one separate unit of accommodation. Provided that the floor area of such unit shall not exceed 35% of the main building; further provided that permission has not already been granted in terms of 8.2.8 (a) above.



8.3 GENERAL RESIDENTIAL 1						
	HATCH	1 ZONE	2 MAP REFEREN CE	3 PRIMARY USE (Purposes for which land may be used)	4 CONSENT USE (Purposes for which land may be used with consent from Council and subject to Clause 7)	5 OWNER CONSENT (Consent granted to owner of property in terms of Clause 7)
C		General Residential 1	Orange fill	Dwelling unit/s (also see Table E), Blocks of flats, Residential buildings, Duplex flats, Townhouses.	Place of instruction, Place of worship, Institutional building, Hotel pensions, Hotels.	Resident Occupation, Shebeen, Home based shop.

Land Use Restrictions:

8.3.1 Coverage

In this zone, the respective coverage, minimum size of site shall not exceed the following:

Land use	Minimum size of site (m ²)	Minimum coverage (%)	Maximum coverage (%)	Bulk factor
Block of flats, Hotel pensions	1 500m ²	10%	60%	1.0
Hotels	1 500m ²	10%	50%	1.0
Residential buildings, dwelling unit/s, duplex flats, townhouses and institutions	1000m ²	10%	60%	0.8

Council may give Council approval in certain cases for the erection of a block of flats, residential buildings, townhouses or duplex flats on an erf smaller than the prescribed area.

8.3.2 Building Height

- (i) Three (3) storeys or 10 metres, whichever is more restrictive;
- (ii) Notwithstanding any provisions applicable to this zone in respect of maximum height, no portion of any building or structure shall extend above or beyond a line drawn at 45° to the horizontal towards the site on which the building is located from any point on the street boundary opposite the street boundary or the building under consideration and such line shall be directed at right angles to the street boundary of the erf under consideration.

- (iii) Where an erf fronts onto streets having varying widths, the height as calculated for the wider of the two streets shall apply for a distance of 15 metres from the corner along the narrower street.

8.3.3 Building Lines

- (a) No buildings or structures, except boundary walls and fences, shall be erected nearer than five (5) metres from the street boundary in the case of main roads, or three (3) metres from the street boundary in the case of other streets.
- (b) No building line or structure, except boundary walls and fences may be erected nearer to the side and rear boundaries than 5m or half the height of the building, whichever is the greater: Provided that the provisions in Clause 8.2.3 shall apply in the case of dwelling units.

Provided that except with the permission of the Council, outbuildings may not be built closer than 3m to the side and rear boundaries and is subject to the requirement that no building may be built within ten (10) metres of the street boundary.

- (c) Except with the consent of the Council no building in this zone may be erected, except if:
- (i) the erf borders on a street of at least twelve (12) metres in width and such a street links with a further street or streets not less than fifteen (15) metres in width, and
 - (ii) all boundary walls or fences must be erected at a distance of not less than seven (7) metres from the centre line of the adjoining street or streets; the area between the legal street boundary is made available as parts of the street.

8.3.4 Building Line and Height Relaxation

The Council may relax the provisions of building lines and height restriction in terms of Clause 9, provided that written comments must be obtained from surrounding property owners before submitting the application for relaxation of building lines and building height to Council.

8.3.5 Outbuildings


The area of the outbuildings (excluding garages) shall not exceed 35% of the area of the main structure and may be erected separate from the main structure.

8.3.6 Parking

- (a) See Table F.

- (b) The requirements prescribed for Dwelling Units and Places of Instructions and Public Worship in a Residential Zone, including the provision of on-site parking, shall apply to such buildings in this zone.
- (c) Parking may be provided in basements and/or on certain floors in blocks of flats and is excluded from the minimum floor area.



8.4 GENERAL RESIDENTIAL 2						
	HATCH	1 ZONE	2 MAP REFEREN CE	3 PRIMARY USE (Purposes for which land may be used)	4 CONSENT USE (Purposes for which land may be used with consent from Council and subject to Clause 7)	5 OWNER CONSENT (Consent granted to owner of property in terms of Clause 7)
D		General Residential 2	Orange cross hatch	Dwelling unit/s, Block of flats, Duplex flats, Townhouses, Backpackers hotel, Bed and breakfast, Guest house, Hotel pension, Old age home.	Residential buildings, Place of worship, Hotel pensions, Place of instruction, Institutional buildings, Heritage consent, Day care centre, Self-catering accommodation establishment.	Resident occupation, Shebeen, Home based shop.

Land Use Restrictions:

8.4.1 Coverage

In this zone, the respective coverage, minimum size of site shall not exceed the following:

Land use	Minimum size of site (m ²)	Minimum coverage (%)	Maximum coverage (%)	Bulk factor
Block of flats, Residential buildings, Hotel pensions	1 500m ²	10%	60%	1.0
Residential buildings, dwelling unit/s, duplex flats, townhouses and institutions	1000m ²	10%	60%	1.0

Council may give Council approval in certain cases for the erection of a block of flats, residential buildings, townhouses, duplex flats or accommodation establishments on an erf smaller than the prescribed area.

8.4.2 Building Height

Two (2) storeys or 8 metres, whichever is more restrictive.

8.4.3 Building Lines

- (a) No buildings or structures, except boundary walls and fences, shall be erected nearer than five (5) metres from the street boundary in the case of main



roads, or three (3) metres from the street boundary in the case of other streets.

- (b) No building line or structure, except boundary walls and fences may be erected nearer to the side and rear boundaries than 5m or half the height of the building, whichever is the greater: Provided that the provisions in Clause 8.2.3 shall apply in the case of dwelling units.

Provided that except with the permission of the Council, outbuildings may not be built closer than 3m to the side and rear boundaries and is subject to the requirement that no building may be built within ten (10) metres of the street boundary.

- (c) Except with the consent of the Council no building in this zone may be erected, except if:
- (i) the erf borders on a street of at least twelve (12) metres in width and such a street links with a further street or streets not less than fifteen (15) metres in width, and
 - (ii) all boundary walls or fences must be erected at a distance of not less than seven (7) metres from the centre line of the adjoining street or streets; the area between the legal street boundary is made available as parts of the street.

8.4.4 Building Line and Height Relaxation


The Council may relax the provisions of building lines and height restriction in terms of Clause 9, provided that written comments must be obtained from surrounding property owners before submitting the application for relaxation of building lines and building height to Council.

8.4.5 Outbuildings

The area of the outbuildings (excluding garages) shall not exceed 35% of the area of the main structure and may be erected separate from the main structure.

8.4.6 Parking

- (a) See Table F.
- (b) The requirements prescribed for Dwelling Units and Places of Instructions and Public Worship in a Residential Zone, including the provision of on-site parking, shall apply to such buildings in this zone.
- (c) Parking may be provided in basements and/or on certain floors in blocks of flats and is excluded from the minimum floor area.

8.5 RURAL RESIDENCE						
	HATCH	1 ZONE	2 MAP REFERENCE	3 PRIMARY USE (Purposes for which land may be used)	4 CONSENT USE (Purposes for which land may be used with consent from Council and subject to Clause 7)	5 OWNER CONSENT (Consent granted to owner of property in terms of Clause 7)
E		Rural Residence	Grey hatch (45° right) with yellow fill	Small scale agriculture, Dwelling unit.	More than one dwelling unit, Farm stall, Kiosk, Nursery, Holiday accommodation/housing, Workshop, Lodge, Guest farm, Resort, Permanent tented camps and lodges.	Home based shop, Resident occupation.

Land Use Restrictions:

8.5.1 Coverage

60% or 700m² whichever is the more restrictive.

8.5.2 Building Height

No building may exceed two storeys.

8.5.3 Building Lines

Trunk and Main road:
Side boundary:

100 metres from centre line of road
15 metres from boundary

8.5.4 Parking


Parking to be provided in accordance with Table F.

8.5.5 Density

1 unit per 5 ha

8.5.6 Workshop

A workshop in the Rural Residence zone may not exceed 150m² and may only be used for activities incidental in nature to a rural residence zone and may not include activities such as spray painting, panel beating and overhauling of vehicles on a commercial basis and transport oriented activities.

8.6 RESIDENTIAL ESTATE						
	HATCH	1 ZONE	2 MAP REFERENCE	3 PRIMARY USE (Purposes for which land may be used)	4 CONSENT USE (Purposes for which land may be used with consent from Council and subject to Clause 7)	5 OWNER CONSENT (Consent granted to owner of property in terms of Clause 7)
F		Residential Estate	Dark green hatch (45° right)	Nature Estate; Equestrian Estate; Golf Estate; Wildlife Estate; Retirement Village (Densities for each development as prescribed in Table E).	Place of Worship; Shop, Resort.	Resident occupation; Home based shop.

Land Use Restrictions:

8.6.1 Coverage 50% or 1000 m² whichever is the most restrictive.

8.6.2 Building Height No building may exceed two storeys.

8.6.3 Building Lines

Trunk and Main Road: 100 metres from centre line of road

Side boundary: 15 metres

8.6.4 Densities

Retirement Village: 1:450m²
 Golf Estate: 1 unit per 5000m²
 Nature Estate: 1unit per 1 ha
 Equestrian Estate: 1 unit per 5 ha
 Wildlife Estate: 1 unit per 10 ha

8.6.5 Building Line Relaxation

In addition to Clause 9 Council shall not consent to the relaxation of the building lines if any building, or part thereof falling into the building line areas as indicated under 8.6.3 exceeds a height of one storey.


8.6.6 Parking

At least one parking bay per land unit on the land unit.

8.6.7 Density, Size and Development Approval

When the Council give its consent for a development, land use restrictions should be laid down as part of the consent approval, with regard to density, layout, landscaping, building design, height and coverage, and a detailed layout plan, home owners' association and constitution (if applicable) and impact assessment (if applicable) shall be provided by the applicant to the Local Authority filed with the Local Authority, clearly indicating the position of all structures, stands and internal roads further provided that the minimum erf size shall be in accordance with Table E.



8.7 OFFICE						
		1	2	3	4	5
	HATCH	ZONE	MAP REFERENCE	PRIMARY USE (Purposes for which land may be used)	CONSENT USE (Purposes for which land may be used with consent from Council and subject to Clause 7)	OWNER CONSENT (Consent granted to owner of property in terms of Clause 7)
G		Office	Light blue fill (2° left)	Offices	Dwelling unit, Block of flats, Place of worship, Place of instruction, Day care centre, Restaurant, Hotel pension, Guest house, Funeral parlour and chapel, Driving school, Convention centre.	None

Land Use Restrictions:

8.7.1 Coverage

80%

8.7.2 Building Height

Three (3) storeys or 10 metres whichever is more restrictive.

8.7.3 Building Lines

Street boundary: 3 metres
Rear boundary: 3 metres
Side boundary: 3 metres

8.7.4 Floor Area Ratio

2.0

8.7.5 Minimum Erf Size

450m²

8.7.6 Building Line and Height Relaxation

In addition to Clause 9, Council shall not consent to the relaxation of the building lines of any building, or part thereof falling into the building line areas as indicated under 8.7.3 exceeds a height of one storey.


8.7.7 Projections

Projections, excluding advertising boards or signs approved by Council over building lines and street shall be limited to minor architectural features. Cantilevered projections shall be at least 3m in height and shall not be within 0.5 metres of the pavement edge.

8.7.8 Parking

Parking to be provided in accordance with Table F.



8.8 LOCAL BUSINESS						
	HATCH	1 ZONE	2 MAP REFERENCE	3 PRIMARY USE (Purposes for which land may be used)	4 CONSENT USE (Purposes for which land may be used with consent from Council and subject to Clause 7)	5 OWNER CONSENT (Consent granted to owner of property in terms of Clause 7)
H		Local Business	Light blue hatch (45° right)	Shops, Offices, Business buildings, Dwelling unit, Bed and breakfast, Guest house, Home based shop.	Place of worship, Place of instruction, Institutional building, Block of flats, Residential building, Place of assembly, Place of amusement, Service stations, Drive-in cafes, Duplex flats, Hotel pensions, Dry cleaners and laundrettes, Drive- in Cafés, Driving School, Shebeen.	None

Land Use Restrictions:

8.8.1 Coverage

In this zone the area at the respective floor levels of all buildings on any erf in relation to the erf area shall not exceed or be less than the following percentages:

Land Use	Coverage %	Bulk/Floor Area
Bed and Breakfast / Guest House	60	0.4
Shops, Offices	70	0.4
Business buildings	80	1
Any other uses	75	1.0

8.8.2 Building Height: Three (3) storeys or 10 metres whichever is more restrictive

8.8.3 Building Lines for all uses:

Street boundary: 5 metres
Side boundary: 5 metres
Rear boundary: 5 metres

In the event of the common boundary between two erven forming the boundary between this zone and a residential zone, the side or rear spaces as the case may be applicable to the latter zone, shall apply on both sides of the boundary in so far as it is more restrictive.

8.8.4 Building Line and Height Relaxation

- (a) In addition to Clause 9, the Council shall not consent to the relaxation of the building lines if any building, or part thereof falling into the building line areas as indicated under 8.8.3 exceeds a height of two storeys whereafter a setback of 3 meters per storey will be applicable for rear and side boundaries.
- (b) The Council may relax the requirements of the building lines and height if it is satisfied that no interference with the amenities of the neighbourhood, existing or as contemplated by the scheme, will result and taking into account Clause 9 of this scheme.
- (c) Also further provided that written comments must be obtained from surrounding property owners before submitting an application for the relaxation of building lines and height to Council.

8.8.5 Projections

Projections, excluding advertising boards or signs approved by Council over building lines and street shall be limited to minor architectural features. Cantilevered projections shall be at least 3m in height and shall not be within 0.5m of the pavement edge.

8.8.6 Provisions for on-site parking

Parking should be provided in accordance with Table F.

8.8.7 Outbuildings


The area of outbuilding is to be included in the bulk and coverage.

8.8.8 Basements

Where the basement is below ground level the building line requirements need not be complied with.

8.8.9 Minimum Erf Size:

None

8.9 GENERAL BUSINESS						
	HATCH	1 ZONE	2 MAP REFERENCE	3 PRIMARY USE (Purposes for which land may be used)	4 CONSENT USE (Purposes for which land may be used with consent from Council and subject to Clause 7)	5 OWNER CONSENT (Consent granted to owner of property in terms of Clause 7)
I		General Business	Blue fill	Shop, Business buildings, Parking garages, Hotels, Blocks of flats, Residential buildings, Office, Drive-in cafes, Hotel, Hotel pension, Driving school, Backpackers hotel, Bottle store, Convention centre, Bed and breakfast, Guest house, Self- catering accommodation establishment, Restaurant, Convention centre.	Service industry, Service stations, Dry cleaners and laundrettes, Place of assembly, Place of amusement, Gambling house, Institutional buildings, Funeral parlours and chapels, Warehouses, Place of worship, Car wash, Nursery, Hotel pensions.	None

Land Use Restrictions:

8.9.1 Coverage

In this zone the area at the respective floor levels of all buildings on any erf in relation to the erf area shall not exceed or be less than the following percentages:

Land Use	Maximum Coverage	Minimum Coverage
Blocks of flats above the ground floor	70%	20%
Residential buildings and Accommodation Establishments	70%	20%
Hotels and Hotel pensions	70%	
Shops, offices	70%	20%
Business buildings	70%	20%
Places of instruction, Places of public worship and Places of assembly	80%	
Institutional buildings	70%	
Parking garages	85%	
Service stations	60%	
Drive-In cafe	40%	10%
Service industries and warehouses	70%	



8.9.2 Bulk

No building shall be erected, altered or extended so as to exceed the bulk factor applicable for that type of building provided that the total bulk factor shall not exceed 2,0.

Land Use	Bulk Factor
Block of flats above the ground	0.6
Hotels and Hotel pensions	1.0
Residential buildings and Accommodation establishments	1.20
Shops and offices	1.4
Business buildings	1.4
Place of instruction, Places of public worship, Places of assembly, Institutional buildings	0.6
Service stations and Light industrial buildings	1.2
Parking garage	2.0

8.9.3 Building Height

- (i) No building in this zone shall be erected so as to exceed a height of three (3) habitable storeys or ten (10) metres, whichever is greater.

8.9.4 Building Lines

- (i) Street boundary:

With Council approval all buildings, except service stations, may be erected up to the street boundary.

- (ii) Side boundaries:

All buildings, except service stations, may be erected on the side boundary.

- (iii) Rear boundaries:

(a) Buildings on the ground floor may not erected nearer than five (5) metres to the rear boundary: Provided that the first two (2) storeys of a building comprising of shops, offices, and/or business buildings, warehouses and/or parking garages may be erected on the rear boundary;

(b) Buildings above the ground floor, or in the case of shops and business buildings, warehouses and parking garages above the first floor, shall not be erected closer than 5 (five) metres or half the height of the building whichever is the greater from the rear boundary.

- (iv) In the event of the common boundary between two erven forming the boundary between this zone and a Residential zone, the side or rear space as the case may be applicable to the latter zone, shall apply on both sides of the boundary in so far as it is more restrictive.

- (v) Notwithstanding the provisions of sub-paragraph (i) to (iii) above the Council may subject to the provisions of Clause 9, relax the building line restrictions and prescribe side or rear building lines as it may deem fit if the building forms part of a comprehensive project.

8.9.5 Basements

Where a basement is below ground level, the building line requirements need not be complied.

8.9.6 Projections

- (a) In this zone projections over streets and building lines, excluding advertising signs approved by the Council in accordance with the provisions of any other law, shall be limited to minor architectural features and one cantilevered open canopy which may be erected to within 1.0 metre of the pavement edge or 3.0 metres from the front of the building whichever dimension is the lesser, provided that no portion of any projection shall be less than 3.0 metres above the pavement level and there shall be no access from the building to the canopy.
- (b) The following conditions, excluding advertising signs and cantilever slab projections approved by the Council in accordance with the provisions of any other law, shall apply to all other projections over building lines applicable in this zone:
- (i) projections shall not protrude more than one (1) metre above the street boundary;
 - (i) balconies may extend in length up to 60% of the total length of the facade (per floor) from which they project if no other projections are planned for that facade;
 - (ii) each separate bay window shall not exceed three(3) meters in length;
 - (iii) balconies shall only be enclosed by a dwarf wall ,railing or similar structure not exceeding 1,5 metres in height above the floor level of the balcony, and;
 - (iv) any projection, roof or hood over the balcony shall be cantilevered.

8.9.7 Provisions for on-site Parking

- I. In this zone minimum provision shall be made on the site for parking and garaging of vehicles on the following basis:

(a) Shops and Office Buildings

- 1) Parking is to be provided in accordance with Table F.
- 2) Notwithstanding the provisions of sub-paragraphs (1) and the under mentioned sub-paragraphs (b), (c) and (e) hereof, the Council may relax the provision of Table F and enter into a written agreement with the owner of the site concerned whereby the owner shall:

- (i) pay an amount to the Council which in the opinion of the Council is sufficient to enable it to provide and maintain the same number of parking spaces within reasonable walking distance from the erf as are required in terms of Table F; or
- (ii) Transfer a suitable site to the Council and pay an amount to the Council which will in the opinion of the Council be sufficient to enable it to construct and maintain the number of parking spaces required in terms of Table F on the said site; or
- (iii) Construct and maintain the number of parking spaces required in terms of Table F on any other property which is considered to be suitable by the Council.

The access to and the position and dimension of a parking and loading and off-loading place shall conform to the requirements of the Council.

(b) Block of Flats and Residential Buildings

Parking is to be provided in accordance with Table F.

(c) Place of Assembly and Places of Public Worship

A minimum area must be provided on the basis of one parking space for every ten (10) seats in the building or ten (10) members of an association whichever is applicable, subject to a minimum of fifteen spaces for every funeral chapel and eight (8) parking spaces for any other place of assembly or Place of Worship.

(d) Service Stations

An area of 120m² excluding show rooms or workshops should be provided for every grease bay or wash bay.

(e) Institutional Buildings

(i) See Table F

(ii) A minimum parking area must be provided on the basis of one parking space for every two beds.

II. (a) No Parking area in the case of the General Residential 1 and 2 zones shall be laid out within five (5) metres of any street boundary.

(b) Parking facilities including ingress and egress to the site shall be situated, designed, constructed, marked and maintained to the satisfaction of the Council: Provided that in the case of a service stations the provisions of Clause 8.10 shall apply.

(c) The manner in which it is intended that vehicles shall park on such parking

areas and the means of gaining ingress and egress shall be shown on a plan to be submitted to the Council who may approve or impose such conditions as it may deem fit.

- (d) The site to be provided for parking in terms of this Clause shall not be used for the purpose of exhibition, sale, repair or maintenance of vehicles for any purpose other than the parking of vehicles.

8.9.8 Non-conforming Uses on Premises

Before a registration certificate or licence of the Council is issued in respect of any premises for which there is no current licence at the date of coming into force of these provisions, or when additions or alterations are made to any building in this zone all the buildings on the site which a licence is being issued for or which are altered, shall be made to comply with the provisions of this scheme, the regulations of the Council and any other laws which may be applicable.

8.9.9 Combined Buildings


In the case of multiple uses, the provisions shall be calculated in respect of each floor for the use which such floor is to be put, and the sum of the provisions so arrived at applied to the whole building. Where it is intended to use any one floor of space of a building for more than one use, the more restrictive provisions shall apply.

8.9.10 Erection of Blocks of Flats and Residential Buildings

Except with the approval of the Council blocks of flats and residential buildings other than a hotel in this zone may only be erected above the ground floor.

8.9.11 Side Streets

No shop, office building, parking garage, service station or place of assembly shall be erected on any street unless a building line of 9 metres from the centre line of such street is adhered to.

8.10 SERVICE STATION						
	HATCH	1 ZONE	2 MAP REFERENCE	3 PRIMARY USE <i>(Purposes for which land may be used)</i>	4 CONSENT USE <i>(Purposes for which land may be used with consent from Council and subject to Clause 7)</i>	5 OWNER CONSENT <i>(Consent granted to owner of property in terms of Clause 7)</i>
J		Service Station	Blue beehive hatch	Service Station, Car wash, Kiosk, Restaurant.	Workshop, Truck Port.	None

Land Use Restrictions:

8.10.1 Coverage

60%

8.10.2 Building Height

No building may exceed two (2) storeys

8.10.3 The following additional provisions shall apply

1. For the purpose of this clause, unless out of context-

“BOUNDARY” means in relation to a road, the boundary of the width of a road as fixed by or under any law;

“INTERSECTION” means the area embraced within the prolongation of the side boundaries of the two public roads, which join each other at, or approximately at right angles, or the area within which traffic travelling on different roads joining at any other angle may come into conflict;

“TRAFFIC ISLAND” means any raised area in a roadway intended for the physical separation of traffic or for the exclusive use of pedestrians or for both.

2. Notwithstanding any other provisions of this scheme no person shall erect a service station which does not conform to the requirements set forth hereafter, except where the Council on good cause and with the consent of the Minister of the Ministry of Mines and Energy and the Minister of the Ministry of Environment and Tourism authorises otherwise.
3. In the event of the common boundary between two erven forming the boundary between this zone and a residential zone, the side or rear spaces as the case may be applicable to the latter zone, shall apply on both sides of the boundary in so far as it is more restrictive.
4. No engineering work which causes objectionable noise or in the course of which object noxious or harmful gasses, fumes or odours are released, no spray painting and no panel-beating shall be carried on at a service station

unless such garage is situated on land which is reserved for industrial purposes.

5. No fuel pump for motor vehicles shall be erected within four (4) metres from the road boundary, measured from the nearest edge of the base or island on which the fuel pump is erected.
6. The vehicular access and exit ways to and from the premises of a service station shall where they cross the road boundary, be at an angle of 45° and be not more than ten (10) metres wide. A minimum of two access ways are required.
7. In an urban area the vehicular access and exit ways to and from the premises of a service station where they cross the road boundary, shall:
 - (a) not be less than thirty (30) metres from the nearest point of:
 - (i) the intersection of a declared road, proclaimed road, prospective main road or other main road with any other of like status, and
 - (ii) the intersection where traffic is controlled or is proposed that it be controlled by traffic lights or traffic islands.
 - (b) not be less than five (5) metres from the side boundary of the premises.
 - (c) in the case of an intersection other than the one referred to in sub-clause (a)(i) hereof:
 - (i) if the corner of the intersection is not splayed, not less than ten (10) metres from such corner, or
 - (ii) if the corner at the intersection is splayed, not less than ten (10) metres from such corner or five (5) metres from the point where the line of splay meets the road boundary, whichever is the greater distance from the corner.
8. In sub-paragraph (c)(ii) "corner" means the corner formed by the road boundaries or the prolongation of the road boundaries bordering the premises of a service station.
9. Any part of the premises of a service station which is used for the storage of disused motor vehicles or parts of motor vehicles, any other scrap whatsoever, or empty containers such as oil drums and packing cases, or for the assembly, repair, painting or dismantling of motor vehicles shall, unless it is enclosed by buildings at least three (3) metres high, be enclosed with a wall at least two and a half (2, 5) metres high above street height.
10. At every service station provision shall be made on the premises for an easily accessible and usable parking area, exclusive of showroom and



workshop areas, to the extent of at least 120 m² for every grease bay or wash bay, provided that access to the parking area is restricted to one entrance and one exit and 1 bay per 50m² gross leasable area for spares and sales must also be provided.

8.10.4 Provisions for on-site parking



Parking should be provided in accordance with Table F.

8.10.5 Outbuildings

The area of outbuilding is to be included in the bulk and coverage.

8.10.6 Minimum Erf Size

None

8.11 LIGHT AND GENERAL INDUSTRIAL						
	HATCH	1 ZONE	2 MAP REFERENCE	3 PRIMARY USE (Purposes for which land may be used)	4 CONSENT USE (Purposes for which land may be used with consent from Council and subject to Clause 7)	5 OWNER CONSENT (Consent granted to owner of property in terms of Clause 7)
K		Light Industrial	Purple fill	Light industrial Warehouse, Dry cleaners and laundrette, Service industry, Dwelling unit, Place of amusement, Car wash, SME, Driving school, Office, Warehouses, Nursery.	Parking garages, Service station, Business buildings, Funeral parlour and chapel, Building yard, Panel Beater, Scrap yard, Gambling house, Truck port, Place of assembly, Place of instruction, Shop, Aquaculture, Drive-In cafe, Workshop.	None
L		General Industrial	Purple hatch (45° right)	Industrial buildings, Scrap yards, Warehouses, Building yards, Dry cleaners and laundrettes, Light industry, Place of amusement, Truck port, Car wash, Service station, SME, Driving school, Aquaculture, Workshop.	Business buildings, Place of instruction, Noxious industry, Gambling house, Panel beater, Place of assembly.	None

Land Use Restriction

8.11.1 Coverage

In this zone the area at the respective floor levels of all buildings on any erf in relation to the site area shall not exceed the following percentages:

Land Use	Maximum
Industrial buildings	80%
service industries, warehouses in the Light Industrial zone	80%
Warehouses, scrap-and building yards, light industry in the General Industrial zones	80%

Services stations	70%
Business premises and places of instructions	70%

8.11.2 Loading and Unloading

For the purpose of loading or off-loading of vehicles provision shall be made on the following basis:

Total floor area of building	No of loading bays required
0m ² – 499m ²	1
500m ² – 1 499m ²	2
1500m ²	3+ 1 bay for every additional 1000m ² of floor area

Vehicular access to the loading bays shall be laid out to the satisfaction of the Council, each bay having a minimum width of five (5) metres.

8.11.3 Parking

- (i) Parking is to be provided in accordance with Table F.
- (ii) Parking spaces provided in accordance with this sub-clause shall not be used for the display, sale, repair or maintenance of motor vehicles or any other purposes whatsoever except for the parking of motor vehicles.

8.11.4 Building Lines

- (i) All street boundary walls or fences of the site shall be erected at a distance of not less than eight (8) metres from the centre line abutting the streets and the land between such boundary walls or fences and the legal street boundary shall be made up as part of such street.
- (ii) No building or any portion thereof except boundary walls and fences shall be erected nearer than three (3) metres from any street boundary of the site (wide definition of "street boundary") of the new street boundary as defined in the preceding sub-clause (i), whichever is the more restrictive on the site and three (3) metres from any side or rear boundary: Provided that the Council may relax this provision and allow buildings up to the boundary after taking into account the nature of the building/buildings if any on the adjoining site and after taking further account of the full utilisation of coverage, no other solution is possible. In such a case the boundary and/or divisional walls must comply with the provisions of Chapter 14 of the Standard Building Regulations in connection with fire protection. Such relaxation should in no way hinder the opportune development of the adjoining erf and this is also applicable in connection with spaces between buildings. In addition such relaxation shall also depend on the provision of Clause 7 of these scheme regulations.
- (iii) Where the boundary of a site forms the common between this zone and any residential or business zone, the building lines which are most restrictive will be



applicable in such residential or business zone on both sides of such common boundary.

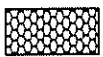
- (iv) The Council may relax the provisions of sub-clause (ii) and (iii) if it is satisfied that no interference (subject to the provision of Clause 9) with the amenities of the neighbourhood will result.

8.11.5 Building Height


No building in the Light and General Industrial Zone may exceed a height of three (3) storeys or twelve (12) metres whichever is most restrictive; Provided that the Council may, subject to the provisions of Clause 9, relax this restriction.

8.11.6 General Amenity

- (i) Except if provision is made in Table B of Clause 5 of these Regulations, no industry which can be classified as an offensive trade nor any industry which is likely to cause smoke, smell, fumes, noise or dust in any quantity, nor any industry whose effluent the Council will not accept in its sewers, shall be permitted.
- (ii) Only electricity, solar energy, gas or oil shall be used for power.
- (iii) Any scrap- or building yard or other use of land or buildings which would in the opinion of the Council distract from the visual character of the area shall be screened by the provisions of a wall having a minimum height of 2,5 metres above the height of the street and constructed to the satisfaction of the Council.

8.12 INSTITUTIONAL						
	HATCH	1 ZONE	2 MAP REFERENCE	3 PRIMARY USE <i>(Purposes for which land may be used)</i>	4 CONSENT USE <i>(Purposes for which land may be used with consent from Council and subject to Clause 7)</i>	5 OWNER CONSENT <i>(Consent granted to owner of property in terms of Clause 7)</i>
M		Institutional	Dark brown shape fill	Institutional buildings, Place of worship, Place of instruction, Day care centre, Convention centre, Retirement village, Old age home.	Special use, Dwelling unit/s; Place of assembly.	None

- (a) The provisions applying to Places of Worship and Places of Instruction in the Residential zone shall apply in this zone.
- (b) The provisions in respect of Institutional buildings in the General Business zone shall also apply in this zone.
- (c) Parking is to be provided in accordance with Table F.

8.13 PRIVATE OPEN SPACE						
		1	2	3	4	5
	HATCH	ZONE	MAP REFERENCE	PRIMARY USE (Purposes for which land may be used)	CONSENT USE (Purposes for which land may be used with consent from Council and subject to Clause 7)	OWNER CONSENT (Consent granted to owner of property in terms of Clause 7)
N		Private Open Space	Dark green hatch (45° left)	Private Open Space, Restaurant, Sport Arena/Fields, Ornamental Gardens, Recreational Resort	Tourism, Place of Assembly, Tourist Facility, Camping and Caravan park, Kiosk, Convention Centre.	None

Land Use Restrictions:

8.13.1 Coverage 50% or 1000m² whichever is the most restrictive

8.13.2 Building Height 2 Storeys

8.13.3 Bulk None

8.13.4 Building Lines

Street boundary: 10 metres
Rear and Side boundary: 15 metres

8.13.5 Parking

Parking is to be provided in accordance with Table F.

8.13.6 Outbuildings


No outbuildings shall be erected which are not of ancillary use to the main use practised by the Private Open Space use as defined in this scheme. Council can prescribe any special conditions on outbuildings have the purpose to minimise the aesthetical impact on the environment.

8.13.7 Density

When the Council give its consent for a development, land use restrictions should be laid down as part of the consent approval, with regard to density, layout, landscaping, building design, height and coverage, and a layout plan shall be provided by and filed with the Council, clearly indicating the position of all structures, stands and internal roads.

8.13.8 Minimum Erf Size

None

8.14 NATURE RESERVE						
	HATCH	1 ZONE	2 MAP REFERENCE	3 PRIMARY USE (Purposes for which land may be used)	4 CONSENT USE (Purposes for which land may be used with consent from Council and subject to Clause 7)	5 OWNER CONSENT (Consent granted to owner of property in terms of Clause 7)
O		Nature Reserve	Light green fill with dark green cross hatch	Nature Reserve.	Dwelling unit, Tourist facility, Private Open Space, Institutional building; Lodges, Holiday accommodation/ Housing, Convention centre, Retirement village; Old age home.	None

- 8.14.1 Within an area zoned "Nature Reserve", the protection of fauna and flora in their natural habitat are priority.
- 8.14.2 In order to obtain a Consent Use from Council, under this zone, Council may request that an Environmental Impact Assessment is done in accordance with the Environmental Management Act and imposes certain conditions to ensure the protection of the natural environment.
- 8.14.3 Where, to the opinion of the Council, extensive improvements or alterations are done to existing structures, which were not included in an Environmental Impact Assessment, the Council may request the owner to conduct an Environmental Impact Assessment, before building plans are approved.
- 8.14.4 In accordance with Part IV of the Forestry Act No 12 of 2001, no person shall:
- On any land, other than a proclaimed erf, within an area zoned "Nature Reserve" cut, destroy or remove any living tree, bush or shrub growing within 100 metres of a river, stream or watercourse without a license.
 - Clear the vegetation on more than 15 hectares on any piece of land, which is predominantly woody vegetation; or cut or remove more than 500 cubic metres of forest produce from any piece of land in a period of one year.

8.14.5 Building Height

- (a) No building in this zone shall be erected so as to exceed the following height:

Dwelling unit:	maximum of two (2) storeys
Tourist facilities:	maximum of two (2) storeys
Holiday accommodation/housing	maximum of two (2) storeys

- (b) Subject to provision of Clause 9, Council may give consent to relax the height restrictions included in paragraph (a) above to a maximum of (3) storeys or 10 metres, whichever is the most restrictive.

8.14.6 Parking

Parking should be provided in accordance with Table F.

8.14.7 Density, Size and Development Approval

When the Council give its consent for a development, land use restrictions should be laid down as part of the consent approval, with regard to density, layout, landscaping, building design, height and coverage, and a detailed layout plan, home owners' association and constitution (if applicable) and impact assessment (if applicable) shall be provided by the applicant to the Local Authority filed with the Local Authority, clearly indicating the position of all structures, stands and internal roads further provided that the minimum erf size shall be in accordance with Table E.

8.15 AGRICULTURE						
	HATCH	1 ZONE	2 MAP REFERENCE	3 PRIMARY USE (Purposes for which land may be used)	4 CONSENT USE (Purposes for which land may be used with consent from Council and subject to Clause 7)	5 OWNER CONSENT (Consent granted to owner of property in terms of Clause 7)
P		Agriculture	Light green fill	Agricultural building, Dwelling unit, Agricultural use, Nursery.	Tourism, Tourist facility, Farm stall, Guest farm, Lodge, Permanent tented camps and tented lodges, Camping and caravan park; Driving school, Rest camp, Aquaculture, Service industry, Agriculture industry.	Resident occupation, Home based shop.

In this zone, except with the consent of the Council, only one residential dwelling unit, labourer and staff accommodation facilities, together with such outbuildings which are normally used in connection with agriculture, may be erected on each farm portion or agricultural holding.


8.15.1 Building Lines

No building may be erected nearer than;

- (a) 10 metres from any street, including a Right of Way;
- (b) 15 metres from any other boundary;
- (c) 10 metres from any dwelling unit except with the consent of Council.

8.15.2 Density

Minimum 1:25 ha

8.16 HOSPITALITY						
	HATCH	1 ZONE	2 MAP REFERENCE	3 PRIMARY USE (Purposes for which land may be used)	4 CONSENT USE (Purposes for which land may be used with consent from Council and subject to Clause 7)	5 OWNER CONSENT (Consent granted to owner of property in terms of Clause 7)
Q		Hospitality	Blue cross hatch	Hotel, Guest farm, Lodge, Resort, Permanent tented camps and tented lodges, Dwelling unit, Camping and caravan park, Rest camp, Camp site, Holiday accommodation/ housing, Self-catering accommodation establishment.	Tourist Facility and Convention Centre.	None

Land Use Restrictions:

8.16.1 Coverage 60% or 1000m² whichever is the most restrictive

8.16.2 Building Height No building may exceed two storeys

8.16.3 Floor Area Ratio

Property smaller than 3 000 m ² :	1.0
Property larger than 3 000 m ² :	0.6

8.16.4 Building Lines

Street boundary:	3 metres parallel to any street boundary
Rear boundary:	3 metres parallel to any rear boundary
Side boundary:	3 metres parallel to any side boundary

8.16.5 Building Line Relaxation

- (a) In addition to Clause 9, Council shall not consent to the relaxation of the building lines if any building or part thereof falling into the building line areas as indicated under 8.16.4 exceeds a height of one storey.
- (b) Projections, excluding advertising boards or signs approved by Council over building lines and street shall be limited to minor architectural features. Cantilevered projections shall be at least 3m in height and shall not be within



0.5 metres of the pavement edge.


8.16.6 Parking

Parking should be provided in accordance with Table F.


8.16.7 Density, Size and Development Approval

When the Council give its consent for a development, land use restrictions should be laid down as part of the consent approval, with regard to density, layout, landscaping, building design, height and coverage, and a detailed layout plan, home owners' association and constitution (if applicable) and impact assessment (if applicable) shall be provided by the applicant to the Local Authority filed with the Local Authority, clearly indicating the position of all structures, stands and internal roads further provided that the minimum erf size shall be in accordance with Table E.



8.17 SPECIAL						
	HATCH	1 ZONE	2 MAP REFERENCE	3 PRIMARY USE <i>(Purposes for which land may be used)</i>	4 CONSENT USE <i>(Purposes for which land may be used with consent from Council and subject to Clause 7)</i>	5 OWNER CONSENT <i>(Consent granted to owner of property in terms of Clause 7)</i>
R		Special	Black shapes fill and numbered in red.	Special use (See Table C)	Any use specified by Council (See Table C)	None

- 8.17.1 Details of uses allowed on erven with a special zoning are listed in Table C.
- 8.17.2 In addition to the uses indicated under Table C the Council may impose any conditions it may deem necessary in terms of Clause 2 of this scheme on any land to be zoned special.
- 8.17.3 Any amendments to be introduced to the approved conditions must be advertised in accordance with Clause 7 and be approved by the Competent Authority.

8.18 PARASTATAL						
	HATCH	1 ZONE	2 MAP REFERENCE	3 PRIMARY USE <i>(Purposes for which land may be used)</i>	4 CONSENT USE <i>(Purposes for which land may be used with consent from Council and subject to Clause 7)</i>	5 OWNER CONSENT <i>(Consent granted to owner of property in terms of Clause 7)</i>
S		Parastatal	Grey fill	Parastatal, Offices.	SME	None

Land Use Restriction:

8.18.1 Coverage

70%

8.18.2 Building Height

Except for water and telecommunication Towers, no building may exceed three storeys or 10 meters, whichever is most restrictive.

8.18.3 Floor Area Ratio

Minimum 0.2
Maximum 2.0

8.18.4 Building Lines

Street boundary: 3 metres
Rear boundary: 3 metres
Side boundary: 1.5 metres

Further provided that a setback of 5 metres will be applicable for rear and 1.5 metres for side boundaries for any part of a building exceeding one storey.

8.18.5 Building Line and Height Relaxation

In addition to Clause 9, Council may consent to the relaxation of a building line if any building, or part thereof falls into the side or rear building line areas provided that an alley of at least 4 m provide access to any internal yard used for parking or storage, except a court yard.

8.18.6 Projections

Projections, excluding advertising boards or signs approved by Council over building lines and street shall be limited to minor architectural features. Cantilevered projections shall be at least 3 m in height and shall not be within 0.5 m of the pavement edge.

8.16.7 Parking:

Parking to be provided in accordance with Table F.




8.18.8 Outbuildings:

The area of outbuildings is to be included in the Bulk and coverage.

8.18.9 Minimum Erf Size:

None




8.19 UNDETERMINED						
	HATCH	1 ZONE	2 MAP REFERENCE	3 PRIMARY USE <i>(Purposes for which land may be used)</i>	4 CONSENT USE <i>(Purposes for which land may be used with consent from Council and subject to Clause 7)</i>	5 OWNER CONSENT <i>(Consent granted to owner of property in terms of Clause 7)</i>
T		Undetermined	Beige fill	None	Any other use which is not otherwise defined in this scheme and which the Council may permit.	None

8.19.1 Except with Council approval no building in this zone shall be erected or used or land used for a purpose other than the purpose for which it was being used on the material date. Similarly no building shall be altered or extended without Council approval.

8.19.2 Further provided that, except for township establishment procedure, the change in land use and the erection and use of a building on an "Undetermined" land is to be advertised for public inputs in terms of Clause 7 of this scheme.

Further provided that where a part of Undetermined land is consolidated with an adjacent erf, such piece of "Underdetermined" land shall be deemed to fall into the same use zone and sub-zone as those into which the abutting land owned by such owner falls as long as the subdivided part of "Undetermined" land makes up not more than 30% of the abutting erf.



8.20 AGRICULTURE AND MARICULTURE						
	HATCH	1 ZONE	2 MAP REFERENCE	3 PRIMARY USE <i>(Purposes for which land may be used)</i>	4 CONSENT USE <i>(Purposes for which land may be used with consent from Council and subject to Clause 7)</i>	5 OWNER CONSENT <i>(Consent granted to owner of property in terms of Clause 7)</i>
U		Aquaculture and Mariculture	Light Blue fill	Aquaculture, Mariculture, Dwelling unit.		None

In this zone, except with the consent of the Council, only one residential dwelling unit, with staff and accommodation facilities, together with such outbuildings which are normally used in connection with aquaculture and mariculture, may be erected on each aquaculture or mariculture portion.

8.20.1 Building Lines

No building may be erected nearer than:

- (a) 10 metres from any street, including a Right of Way;
- (b) 15 metres from any street boundary;
- (c) 10 metres from any dwelling unit except with the consent of Council.

Further provided that no building may be erected closer than 100 metres from the high water mark in coastal zone areas, to ensure public access along the beach.

