

VRYHEID

TOWN PLANNING

SCHEME

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SCHEME MAP

SCHEME MAP

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CLAUSE 1

1.1 TITLE

This scheme shall be known as the Vryheid Town Planning Scheme in course of preparation.

1.2 DEFINITIONS

In these clauses unless the context otherwise indicates any word, shall, when used in this Scheme have the same meaning as is assigned to it in the Ordinance, otherwise it shall have the meaning assigned to it in these definitions below or those defined in Table A:

- (1) "Administrator" means the Administrator of the Province of Natal acting upon the advice and with the consent of the Executive Committee of the said Province.
- (2) "Agricultural land" means land as described in section 4 of the Local Government Rating Ordinance, 1933, as amended.
- (3) "Annexure to the map" means a document drawn up in accordance with clause 4.22 of the Scheme.
- (4) "Appeals Board" is the Town Planning Appeals Board established in terms of section 73 bis of the Ordinance.
- (5) "Arcade" means an area forming part of a building which may or may not be covered, reserved exclusively for pedestrian traffic, but may include fountains, benches and other similar features and shall nowhere have a total width of less than 4 meters and an unobstructed width of less than 2 meters.
- (6) "Authority" is the approval given by the local authority in terms of section 67 of the Ordinance.
- (7) "Basement" is the lowest part of any building, which part is constructed with more than 50 % of its volume below the mean finished ground level immediately surrounding the building.
- (8) "Building" is any structure or erection of an immovable nature for whatever purpose used including any tank, swimming pool or radio-mast more than two meters in height at any point, but excluding a open fence, post, steps, pier, ramp, fountains statue, fishpond, pergola or other garden ornamentation
- (9) "Building line" is a line parallel to any boundary of a lot which is conterminous with a street, public right of way or road reservation: or in the case of "hatchet

shaped” lots, a line parallel to the boundary nearest to the street which is not a boundary of the access strip.

- (10) “Bylaw” is a bylaw, or regulation made to enable the Local Authority to give proper effect to the powers and duties conferred or imposed upon it in terms of the Local Authorities Ordinance 25 of 1974 or any other law.
- (11) “Caravan” means any vehicle permanently fitted out for use by persons for living and sleeping purposes whether or not such vehicle is a trailer.
- (12) “Cluster” means an interrelated group of buildings containing dwelling units either attached or detached and having an area or areas of land under common ownership.
- (13) “Cluster housing lot” means a lot on which it is proposed to erect cluster housing. Such cluster housing lot shall be capable of being subdivided respectively into a prescribed number of individual dwelling unit lots and a area of private open space under common ownership administered for the benefit of the owners of the individual dwelling unit lots by a Home Owners’ Association.
- (14) “Commission” is the Town and Regional Planning Commission established in terms of section 2 of the Ordinance.
- (15) “Common land” means that portion of a medium density housing site which is set aside for the use and enjoyment of all the occupants of the dwelling units on that site and from which the general public may be excluded.
- (16) “Council” means the Town Council instituted for the Vryheid Municipality.
- (17) “Coverage” is the proportion of a lot covered by buildings, and is expressed as a percentage of the lot area as defined. Thus 25 % coverage means that only one quarter of the lot may be covered by buildings.
- (18) “Date of adoption” means the date upon which any provision of this Scheme is finally adopted by the local authority in terms of section 47 bis (4) of the Ordinance.
- (19) “Development of land” or “Development” means to erect a building on any land or to alter or extend any building or to lay out or adapt such land for any use or purpose.
- (20) “Duplex Flat” means a dwelling unit in a building and each such unit consisting of a ground floor and one upper floor connected by an internal staircase and having direct access to a private open area.

- (21) " Dwelling unit" means a self contained inter-leading group of rooms for a single family including not more than one kitchen, together with such outbuildings as are of a nature customarily incidental thereto.
- (22) " Dwelling unit curtilage" means a single defined area of land forming part of a medium density housing site comprising the land upon which a dwelling is erected or is intended to be erected together with such private open areas and other areas as are reserved for the exclusive use of the occupants of the dwelling unit.
- (23) " Effective date" means the date upon which the Administrator approved the Council's resolution to prepare a Town Planning Scheme, that is 30 September 1955.
- (24) "Erection of a building" means the construction of a new building or a structural alteration or additions to any building.
- (25) "Existing building" means a building lawfully erected before the date of adoption or a building erected in accordance with plans which were approved by the local authority prior to that date.
- (26) "Existing use" means, in relation to any building, work or land, a continuous use of that building, work or land for the purpose of the same or similar character to that for which it was lawfully used on the effective date or in the case of a newly erected building, erected before such date which has not been used before that date, a continuous use for any purpose for which it was designed, including in any case of a building or land permitted by the Council pending the preparation and approval of the Scheme; provided that:
- (i) the provisions of section 67(2) of the Ordinance shall apply;
 - (ii) where, on the effective date, a person who was using any land for the purpose of mining, quarrying, the digging of clay, gravel or sand, or the deposit of waste material or refuse, or any other purpose of a similar nature, was entitled also to use neighboring land shall be deemed to be an existing use.
- (27) "Family" means a man or a woman or both, with or without their parents and with or without the children of one or the other or both of them, living together as one household.
- (28) "Floor area" subject to clause 5.1, the floor area of a building shall be taken as the sum of the roofed areas of the building at each floor level, measured over and including wall thickness, lift shafts and staircases.
- (29) "Floor area ratio" subject to clause 5.1, is the ration of the total floor area of the buildings on a lot to the lot area and is expressed as a decimal, e.g. a floor area ration of 0,5 means that the floor area of the buildings on a particular lot is half the lot area.

- (30) "Frontage" is the length of the boundary of a lot which is coincident with the boundary of an existing or proposed street.
- (31) "Gross office area" is the sum of the floor areas of the office space in a building including storage, corridors, lift shafts, staircases, kitchens and conveniences, and shall include wall thickness and basements used other than for parking purposes
- (32) "Gross shop area" is the sum of the floor areas of both the storage and retail areas of a shop and shall include wall thickness and basements used other than for parking purposes, but shall exclude public conveniences.
- (33) "Group housing lot" means a lot which it is proposed to erect group housing, either attached or detached. Such group housing lot shall be capable of being subdivided into a prescribed number of individual dwelling unit lots in such a manner that there shall be no common area remaining after subdivision.
- (34) "Height" is the height of a building in stories or floors and is expressed as a number.
- (35) "Home owner association" means a company registered in terms of section 21 of the Companies Act, No. 61 of 1973, as amended, membership of which shall be exclusive to and compulsory for the freehold or registered leasehold owners of dwelling unit cartilage's in a medium density housing site.
- (36) "Individual dwelling unit lot" means the lot forming part of a subdivided cluster housing lot or group housing lot on which a dwelling unit can be erected.
- (37) "Industrial building" means a factory as defined in the Factories, Machinery and Building Work Act, No. 22 of 1941 as amended.
- (38) "Land" also includes land covered by water and any right in or over the land. Any reference to land is limited to land in the area.
- (39) "Lot" is a registered subdivision of land; provided that where, as a provision of the Scheme, a proposed road reservation or a change in zoning divides a registered subdivision into two or more portions, the term "lot" shall for the purpose of this scheme apply to each of such portions as if they had been separately registered.
- (40) "Lot area" is the area of a lot, less the area of any public right of way, road servitude, new road reservation or road widening reservation to which the lot may be subject, but shall include any registered servitude for overhead or underground services.

- (41) "Maisonette (or pair of Maisonettes) means a two storey building consisting of two dwelling units placed one above the other with separate entrances.
- (42) "Mall" means an area of land open to the air and reserved exclusively for pedestrian traffic, but may include fountains, benches and other similar features as well as kiosks for, inter alia, the sale of refreshments.
- (43) "Medium density housing site" means a defined area of land upon which medium density housing established or is proposed to be established.
- (44) "Occupier" in relation to any building, structure or land means and includes: Any person in actual occupation of, or legally entitled to occupy such building, structure or land or any person having the charge or management thereof, and includes the agent of any person absent from the area or whose whereabouts are unknown.
- (45) "Ordinance" is the Town Planning Scheme Ordinance No. 27 of 1949, as amended.
- (46) "Outbuilding" means a building ordinarily used in conjunction with a dwelling unit(s), and used for the garaging of private motor vehicles, storeroom, servant's rooms, servant's toilet, workroom and other such similar uses.
- (47) "Owner" in relation to any building, structure or land, means and includes:
- (a) the person in whose name the title to such building, structure or land is registered;
 - or
 - (b) if such person or holder is dead, insolvent, mentally disordered or defective, a minor, or under any legal disability, the person in whom the administration of that person's or holder's estate is listed, whether as executor, guardian or in any other capacity whatsoever;
 - or
 - (c) if the premises are under lease, the registration whereof is in law necessary for the validity of such lease, the lessee.

When an owner as herein defined is absent from the area or his whereabouts are unknown, the expression "owner" includes an agent of such owner or any person receiving, or entitled to receive rent in respect of the premises.

- (48) "Private open area" means a usable area, exclusive of utility area, driveways and parking area, which is open to the sky and which is adjacent to and has direct access from a dwelling unit on a medium density housing site, such private open area being reserved for the exclusive use of the occupants of the associated dwelling unit, but may include covered open area (patios) and verandahs.

- (49) "Private open space" means any land use, or in this Scheme reserved for use as private ground for sports, play, rest and recreation, or as an ornamental garden or pleasure ground, and includes ground which is used for purposes of agricultural shows, camping or picnic sites, or national celebrations.
- (50) "Private Townships Board" means the Private Townships Board as contemplated in section 8 of the Ordinance.
- (51) "Public open space" means any land use or reserved for use by the public as an open space, park, garden, playground, recreation ground or square.
- (52) "Rear boundary" shall mean that boundary of a lot which is furthest from any street boundary, and which does not meet any street boundary.
- (53) "Regulations" means the regulations executed by the Administrator in terms of section 78 of the Ordinance.
- (54) "Scheme" is the Vryheid Town Planning Scheme in the course of preparation, as amended from time to time.
- (55) "Scheme map" is the map forming part of the Scheme as adopted by the local authority in terms of section 47 bis (4) of the Ordinance.
- (56) "Semi-detached house" means a building other than a dwelling house comprising two dwelling units contained in one building, both on the ground floor and each provided with a separate entrance.
- (57) "Side boundary" is any boundary of a lot which meets a street boundary and any other boundary and which is neither a street boundary nor a rear boundary.
- (58) "Special Consent" is the consent of the local authority where such consent relates to any application made in terms of section 67 bis of the Ordinance.
- (59) "Storey" is a room or set of rooms at one level, including any room, of which the floor is split in two or more levels, and shall have the following implications:
- (a) Basements shall not count as a storey provided it is used for the purpose of parking vehicles, service installations or storage and not for residential purposes, or as a shop, factory or work place.
 - (b) The ground floor may be on several levels.
 - (c) A pitched roof containing a habitable room and any other type or style of roof which contains or supports any rooms, structures or features over and above those mentioned in paragraph (e) below and which the local authority considers to be habitable shall count as a storey.
 - (d) A storey shall not be higher than 4,5 metres. If a storey higher than this, each 4,5 metres or part thereof shall count as a storey.

- (e) Lift meter and similar rooms and architectural features are in proportion to the building do not constitute a storey.
- (60) “Street” or “road” includes the whole or part of any street, road, bridge, subway, lane, sanitary land or thoroughfare shown on the general plan of the township, or in respect whereof the public through long usage or otherwise has obtained a right of way.
- (61) “Street line” means a boundary of a lot which is co-incident with the boundary of an existing or proposed street.
- (62) “Usable common open space” means that usable portion of the common land which is not covered by vehicular road carriage way, parking area and communal facilities of a non-recreational nature, but includes walkways, structures intended for recreational nature and children’s playing area or areas.
- (63) “Utility area” means the outdoor private area adjacent to or associated with the kitchen side of a medium density housing unit, the screening of which shall be to the satisfaction of the Local Authority and which includes patios, verandahs and drying area.
- (64) “Zone” means a portion of the area shown on the map by distinctive colouring, hatching or edging, or in some other distinctive manner for the purpose of indicating the restrictions imposed by this Scheme on the erection and use of buildings or the use of land; “Bulk zone” means a zone indicating restrictions in respect of floor space ratio, height and coverage; the term “Density zone” means a zone which shows restrictions in respect of density.
- (65) “Group housing” means any group of two or more separate and/or semi-detached dwelling units within the boundaries of a group housing lot where each dwelling unit is situated on a separate dwelling site. (26/04/1986) (1/1986)
- (66) “Cluster housing” means two or more separate and/or semi-detached dwelling units situated within the boundaries of a cluster housing lot with direct access to a private open space for each dwelling unit as well as access to common land. (28/04/1986) (1/1986)

1.3 SCHEME AREA

The area to which this Scheme applies consists of the area of land under the jurisdiction of the Local Authority as defined in blue.

1.4 EFFECTIVE DATE

The effective date is the date of the Administrator’s approval of the resolution of the Local Authority to prepare a scheme.

1.5 PLANNING AUTHORITY

The Council of Vryheid, hereinafter referred to as the Local Authority, shall be the authority, responsible for enforcing and carrying into effect the provisions of the scheme.

1.6 SCHEME MAP

The Scheme Map comprises drawing number 1 - 26.

CLAUSE 2

2.1 RESERVATION OF LAND

The areas of land shown on the Scheme Map and listed in Table B (Reservation of Land) are reserved for the purposes indicated. They shall not be used for any purpose which would conflict with the use for which they have been reserved, save that any such land may continue to be used for the purpose for which it was used on the date of adoption. Where any of the land is in local authority ownership the local authority may execute there on any development necessary or incidental to the purpose for which the land is reserved.

2.2 PROHIBITED BUILDINGS ON RESERVED LAND

Where reservations for purposes such as public open space, street, Central, Provincial and Local Government, railway or essential services appear on a lot, no person shall erect a building or execute any other work on the reserved land save with the Special Consent of the Local Authority after approval by the body concerned; provided that any existing land use or existing building may continue until such time as the Local Authority has acquired and transferred ownership of the land in terms of the provisions of the Local Authorities Ordinance or any other such law. In granting its Special Consent under this clause the Local Authority shall only permit uses that are of a temporary nature and it shall specify the date on which such consent shall expire. Nothing herein shall be construed as prohibiting the fencing of land in conformity with the bylaws.

2.3 DECLARING OR CLOSING OF STREETS

All streets and roads in red on the Scheme Map, and the widening of existing streets and roads shown in red on the Scheme Map are to be new streets and roads, and shall become effective at dates to be determined. All streets and roads shown in red hatch on the Scheme Map are to be closed at dates to be determined.

2.4 SPLAYING OF CORNERS

In any township established after the coming into operation of this Scheme, and except with the consent of the Private Townships Board, the corners of all road junctions shall be splayed for a distance from the intersection of road boundaries of (cotangent $a/2$ metre (computed to the greatest whole metre), where "a" is the angle of intersection of the road boundaries.

CLAUSE 3

3.1 BUILDING LINES

- (i) All lots except where otherwise stated, shall be subject to a 7 metre building line.
- (ii) All lots in the Special Residential Zone shall be subject to a building line as indicated in Table C.
- (iii) Within a Medium Density Housing site, a building line does not apply to the dwelling unit curtilage.
- (iv) In the General Commercial zone the building line shall be the street line; and in the Limited Commercial zone all lots shall be subject to a 9 metre building line; provided that the local authority may relax the building line restriction subject to the continuity of the shopping frontage not being disrupted.
- (v) Where in the Commercial zones new mid-block roads, rear access roads and parking courts are required, the building line along boundaries of affected lots shall be the boundary or such roads and parking courts provided that on all such affected lots there shall be provided a service yard to the satisfaction of the local authority.
- (vi) All lots in the General Residential zones shall be subject to a 9 metre building line.
- (vii) Where a building line and/or Garden Reserve is laid down no building other than boundary walls, fences pergolas or architectural and garden features, shall be erected between the building line and the street line. Where a new road or road widening is required, the building line is to be set back so as to take into consideration any such new road or winding.
- (viii) The local authority in its discretion may relax the building line and/or garden reserve if, on account of the levels of the lot or adjoining land or the proximity or buildings already in front of the building line and/or garden reserve or any other special circumstances compliance with the building line and/or garden reserve would seriously hamper the development of the lot.
- (ix) The local authority may, in its discretion, relax the building line and/or garden reserve if the architectural effect will enhance the appearance of the street and contribute to public amenity.

- (x) The local authority may, in its discretion, relax the building line on corner lots in Special Residential zones as indicated in Column (iii) of Table C, provided that such relaxation is confined to one boundary only. Where authority for such relaxation is given it shall be a condition that no buildings which are erected forward of the prescribed building line shall be permitted nearer than 3 metres to the side boundary of the lot adjoining.
- (xi) Notwithstanding the provisions of the above clause in the cases of swimming pools the building line may be relaxed at the discretion of the local authority to no less than 1 metre; provided that where a pool is to be constructed so that any portion of it is within a road boundary such pool shall be screened to the satisfaction of the local authority.
- (xii) Cognisance shall be taken in all cases of the building restriction line impose in terms of the Provincial roads Ordinance No.10 of 1968 as amended, and in such circumstances the building restriction line may not be relaxed by the local authority, without the consent of the Provincial Roads authority.
- (xiii) A five metre parking reserve which is measured from the street frontage applies to the following stands:

R/71, 3/71, R/2/53, R/7/53, 9/7/53, 2/52, 1/52, 3/52, 4/52, R/703, 2/703, 3/703, 4/703, 3/70, R/70, R/56, 3/1/56, 980, 4/1/56, 1/57, 3/57, R/57, R/60, 1/60, 2/60, R/61, R/2/61, 1/2/61, R/558, 4/558, 5/559, R/3/559, 579, 560, 2406, 3/79, 2/79, 1/79, 15/78, R/3/78, 1/3/78, 10/78, 2/1/75, R/1/75, 3/1/75, 7/75, 4/2.74, R/2/74, R/74 and 688.

This parking reserve from part of the building line of the different land uses.

3.2 SIDE AND REAR SPACE

- (i) No building shall be erected nearer than 2 metres to any side or rear boundary of the lot on which it is situated provided that no building or portion of building intended to be used for the semidetached house or terraced house shall be erected nearer than 4,5 metres to any such boundary, and provided the minimum side or rear space, as the case may be, shall be increased by 1,5 metres for the full height of the building for every storey above 3 storeys of the building.
- (ii) Within a Medium Density Housing site, side and rear space requirements do to apply to dwelling unit curtilage.

- (iii) Notwithstanding (i) above, in the case of commercial or industrial zones the side space requirement may be waived at the discretion of the local authority except where it is necessary to provide access to the rear of the building for the purpose contemplated in Clause 6.6(1) or where such buildings adjoin lots zoned for residential purposes.
- (iv) The local authority may authorize the erection of single story outbuildings on the side and rear boundaries of lots in Special and General Residential zones provided the owners of properties contiguous to the affected boundaries have indicated in writing that they would have no objections to such authorization.
- (v) The local authority may, in its discretion, permit in any zone any building to be erected closer to any boundary than the distances specified in this clause if on account of the siting of existing buildings or the shape, size or levels of the lot, the enforcement of this clause will, in the opinion of the local authority, render the development of the lot unreasonably difficult. In considering any application under this sub-clause the local authority shall have due regard to any possible detrimental effect on adjoining properties.
- (vi) Where access to parking courts is required, the side space of affected lots shall be calculated from the boundaries of such access road.

CLAUSE 4

4.1 BUILDING RESTRICTIONS AND THE USE OF LAND

The types of Building and Land Uses shall be as defined in Table A. The extent and location of the various zones shall be as set out on the current adopted Scheme Map.

4.2 ERECTION AND USE OF BUILDINGS AND USE OF LAND

Table C gives the purpose for which:

- (i) Buildings may be erected and used or land may be used only with the written authority of the local authority.
- (ii) Buildings may be erected and used or land may be used only with the Special Consent of the local authority.
- (iii) Buildings may not be erected and used and land not be used.

4.3 SITING OF BUILDING AND ACCESS POINTS

- (i) The siting of any buildings intended to be erected or the development of use of any land shall be subject to the approval of the local authority and persons intending to erect buildings or use land shall, before commencing, apply to the local authority for approval of the siting, use or development.
- (ii) In respect of any application to develop a lot, the local authority may determine the position and number of vehicular or pedestrian points of access and may, if deems fit, prohibit pedestrian or vehicular access across any boundary or boundaries and require that a suitable fence or wall be erected to prevent such access.
- (iii) In consideration any application for the development in terms of section 67 of the Ordinance, it shall be the duty of the local authority to ensure whatever it is considered appropriate, that adequate provision be made for the preservation of indigenous flora, the planting or replacement of trees and the protection of water courses, by means of conditions qualifying approval of such development.

4.4 DEVELOPMENT PLANS

The local authority may from time to time for the purpose of the co-ordinated allocation of land use rights and restrictions as contemplated in this Scheme and as a requisite for development:

- (i) Compile development plans in respect of specific areas.
- (ii) Instruct prospective developers to submit, within a specified period of time to the Town Board, development plans in respect to a specific area.

The local authority may require that development plans provide for design and layout proposals and a program of development. Such development plans may serve as an annexure to the Scheme but except where the local authority has formally resolved thereupon and after approval by the Administrator, shall not in any manner whatsoever be deemed to be a part of the Scheme.

4.5 NON-CONFORMING EXISTING USE

Any existing building or existing use which is not in conformity with the scheme, but for which authority was obtained from the local authority prior to the date of adoption, may be completed and continue to be used for the purpose for which it was designed, subject to compliance with any conditions which may be imposed by the local authority, and provided that:

- (i) Any such non-conforming existing building or use of land may be increased on the lot by an amount not greater than 12,5% of its total floor area or area as the case may be, at the date of adoption, provided that the completed building or use is in conformity with the other provisions of the Scheme, relating to the zone in which such building or use is situated.
- (ii) Any alteration or addition or change of use which in the opinion of the local authority alters the character of any existing building or use of land, shall automatically remove such building or land from the category of "existing building" or "existing use".
- (iii) Where the non-conforming existing use of any building or land is discontinued for a continuous period of 18 months or longer, such existing use shall be deemed to have lapsed and shall not be recommended.

4.6 SPECIAL CONSENT

The local authority may not consider an application which relates to the erection or use of a building, or the development or use of land, which, under

the provisions of the Scheme, requires the Special Consent of the local authority until the applicant has completed the following requirements:

- (i) Any person desirous of obtaining the Special Consent of the local authority for the erection and use of a building, or for the use of land, whether wholly or partially for the purpose requiring such Special Consent, shall make an application in writing setting out full particulars and reasons, and such application shall be submitted in duplicate. Within 7 days of lodging his application, the applicant shall furnish by registered post, the registered owners of all lots lying wholly or partially within a distance of 100 metres from any boundary of the lot mentioned in the application with copies of the notice referred to in (iii) below in both official languages.
- (ii) On the date of lodging the application the applicant shall exhibit a notice, in a form approved by the local authority, in a prominent position on the property. This notice shall be properly and adequately maintained for a period of not less than 21 days. The notice shall be clearly visible from any street or streets giving access to the property. Within 7 days after the expiry of the period mentioned above the applicant shall lodge with the Town Planner proof, in the form of an affidavit, that this notice was displayed for a continuous period of 21 days.
- (iii) At his own expense the applicant shall publish once, in both official languages, a notice in a newspaper or newspapers approved by the local authority and circulating in the local authority area. This notice shall set out concisely the particulars of his application and shall call on any objectors thereto to lodge their written objections with the Town Planner, and shall further state where any plans, particulars and other documents relating to the application may be inspected. The applicant shall forward to the Town Planner a copy of that page of the newspaper containing the notice or certified proof of the publication as soon as possible but not later than 21 days after publication.
- (iv) Any person objecting to the application may lodge a written objection, in duplicate, with the Town Planner and a copy thereof with the applicant, setting out the full grounds of the objection not later than 21 days from the date of publication of the notice.
- (v) The local authority shall take into consideration any objections received within the said period and shall, within a period of 2 months of the receipt of the application or the appearance of the advertisement, whichever is the later, come to a decision upon the application and shall within 14 days thereafter, notify by registered post the applicant and persons, if any from whom objections were received of its decision, either with or without conditions.

- (vi) Any applicant or person who has objected to the application and who feels aggrieved by any decision may, within 21 days of being notified of the decision or order, give notice to the Town Planner of his intention to appeal to the Appeals Board in terms of section 67 ter of the Ordinance. Any person giving notice of his intention to appeal shall, at the same time, if he is an applicant, notify any person who is an objector, or, if he is an objector, notify the applicant and any other objector.
- (vii) Where any objection has been received in respect of any application under this clause, the decision of the local authority shall not take effect until the expiration of 21 days from the date on which the applicant or objectors were notified of the decision of the local authority; provided that where the applicant or any objector has given notice of his intention to appeal, the decision of the local authority shall not take effect until the appeal has been disposed of and then shall be subject to the outcome of such appeal.
- (viii) Where the Special Consent of the local authority has been obtained, the discontinuance of any such use at any time after the date of approval by the local authority or the Appeal Board, as the case may be, or failure to put any such Special Consent into effect after the date of such approval, for a period exceeding 18 months shall be deemed both to interrupt the continuous use and to render the consent null and void.
- (ix) Wherever the local authority grants its Special Consent for, or the Appeals Board authorizes the erection of a building or the use of land for any particular purpose or purposes, such building shall not be extended nor shall such land be used for any other purpose or purposes, including those listed in Column 3 of table D, without the further Special Consent of the local authority.
- (x) Any building which requires the Special Consent of the local authority shall not exceed the density provisions set out in Table E for the zone in which such building is situated.

4.7 APPLICATION PROCEDURE, DESIGN AND LAYOUT OR MEDIUM DENSITY HOUSING DEVELOPMENT

1. In considering its approval in principle the local authority shall take into consideration the provisions of Annexure G.
2. The approval in principle having been granted, the applicant shall subsequently submit to the local authority for its approval:
 - (i) A layout plan or plans showing:

- (a) The position, dimensions, and materials to be used in the constructions of all roads, driveways, parking areas, squares and pedestrian access ways, if any.
 - (b) The boundaries of all dwelling unit curtilage, private open areas and common open spaces.
 - (c) The position, nature, extent and levels of all proposed and existing buildings on the site and adjoining sites.
 - (d) The proposed landscaping of the site.
 - (e) The proposed public open space.
 - (f) The position and nature of recreation facilities, if any.
 - (g) The position and extent of all utility areas.
- (ii) A set of sketch drawings prepared at a scale of 1:100 showing the plans, sections and elevation of each type of structure within the proposed development and particulars of the materials and colours to be used for the exterior wall finishes and roof or roofs; together with both front and rear elevations of each typical group of dwelling units at a scale at 1:100 or 1:200.
- (iii) A table indicating:
- (a) The total area of the site.
 - (b) The total number of dwelling units.
 - (c) The total floor area.
 - (d) The total number of car parking spaces provided for visitors and for residents.
 - (e) The extent of the usable common land, the smallest private open area, the smallest dwelling unit curtilage and the smallest utility area.
 - (f) The area of public open spaces and other public areas.
- (iv) Any other documents which the local authority may reasonably require.
3. (l) The following minimum area per dwelling shall apply to a Medium Density Housing site.
- (a) Private Open Area - 30 m²

- (b) Usable Common Open Space - 50 m²
 - (c) Utility Area - 15 m²
 - (ii) The minimum floor area of a garage or carport shall be 20 m².
- 4.
- (i) Where in the opinion of the local authority a road within a Medium Density Housing site should serve the public, the local authority may require the road to be registered as a public road, provided that for the purpose of bulk and coverage calculation, the area of the public road shall be included in the gross site area.
 - (ii) The minimum width of a road carriage way within a Medium Density Housing site shall be 3 metres where the carriage way is one-way and 5 metres where the carriage way is two-way.
 - (iii) Situated at the end of every cul-de-sac there shall be provided turning space to the satisfaction of the local authority.
- 5.
- Notwithstanding the provisions of clause 5.2(ii), (iii), (iv) and (v), the individual dwelling unit cartilage may be transferred in freehold or registered leasehold title. In the event of the different dwelling unit cartilage being so transferred, the local authority shall require that:
- (i)
 - (a) The common land shall be owned exclusively by the freehold or registered leasehold owners of the dwelling units in co-ownership.
 - (b) No co-owners shall be entitled to require the partition of the common land according to the proportion of this share.
 - (ii) A Home Owners' Association shall be established. Such Association shall administer and maintain the common land, control the external appearance of buildings within the Medium Density Housing site and deal with any other matter pertaining to the Medium Density Housing site which is of common interest to its members. The affairs of the Association shall be regulated by a Memorandum and Articles of Association. The Memorandum and Articles of Association shall have been submitted to the local authority who shall have certified that it has no objection to these documents.
 - (iii) No dwelling unit cartilage within the Medium Density Housing site or within any portion of the site specified by the local authority shall be transferred or separately registered before the

whole Medium Density Housing site within which the cartilage is situated has been developed to the satisfaction of the local authority.

6. (l) Notwithstanding the requirements in 4.7.1 and 2, wherever it is intended to develop a site for Medium Density Housing in a Special Residential zone, the special consent of the local authority shall first be obtained.
- (ii) In the Special Residential zones the maximum number of dwelling units which may be established on a Medium Density Housing site shall be obtained by dividing the registered surveyed area of the property concerned by the appropriate minimum lot area per dwelling house as specified in clause 5.2 and raised to the next whole number.

4.8 GARAGE AND SERVICE STATIONS

- (l) The layout of a Garage or Service Station including the siting of pumps, buildings and of vehicular access or egress shall be to the satisfaction of the local authority.
- (ii) No Garage or Service Station shall have direct vehicular access to an existing or proposed major traffic arterial.
- (iii) The following prerequisites and conditions shall be observed whenever it is proposed to erect a new Garage or Service Station, or to extend an existing Garage or Service Station.
 - (a) No vehicular entrance to or exit from a Garage or Service Station shall be within 150 metres of a freeway interchange, 60 metres from an intersection with a road which in the opinion of the local authority is a major road or 20 metres from an intersection with any road.
 - (b) The frontage of a Garage or Service Station lot shall not be less than 36 metres in length.
 - (c) Dwarf walls or other permanent structures satisfactory to the local authority shall be erected on the street frontage of the site so as to confine the movement of vehicles into or out of the Garage or Service Station to authorized access points.
 - (d) No Garage or Service Station shall be established upon any lot unless, in the opinion of the local authority, it has adequate depth so as to enable all activities to be carried on clear of the street. Filler points for underground tanks shall be so sited as to

make it possible for tanker vehicles to stand wholly within the cartilage of the lot when recharging the tanks and for such vehicles to enter and leave the lot in a forward direction.

- (e) Pump island shall not be less than 5 metres from any boundary of the lot and all traffic routes within the forecourt shall have a minimum width of 5 metres.
- (f) A Garage or Service Station shall be so sited and designed that traffic entering and leaving the lot will not adversely affect movement of pedestrians or vehicles on any heavily trafficked public street or place.
- (g) Parking accommodation for motor vehicles to be provided on the lot in accordance with clause 6.6.

The local authority may relax any of the above conditions (a) - (g) in respect of any application for a garage which, in the opinion of the local authority, is not a traffic generator in terms of Annexure E.

- (iv) In granting its permission for the establishment of a Garage or Service Station, the local authority shall take cognizance of the standards set out in Annexure E, (Planning Standards of Control of Traffic at Traffic Generation Sites).
- (v) A developer shall apply to the local authority and submit a plan indicating the following when a lot or portion of a lot is used for the exhibition of motor vehicles:
 - (a) The position of the motor vehicles.
 - (b) Movements of the public.
 - (c) Type of soil-surface.
 - (d) Any other structure being erected on the site.
- (vi) Service Stations and Garages offering retail goods which are displayed on or within the forecourt or are sold from a shop may be permitted subject with the special consent of the Council provided that:
 - (a) the access to the lot is approved by the Borough Engineer; and
 - (b) that provision for parking for the shop is provided at a ratio of one parking space for every 25 (twenty five) square meter gross shop floor area; and

- (c) that the gross shop floor area is an ancillary use to the sale of petrol; and
- (d) that the gross floor area used for the display or sale of convenience goods referred to in Definition 31(iv) in Table A shall not exceed 10% of the gross floor area of the service station use.

4.9 CONDITIONS WHICH SHALL GOVERN ONE ADDITIONAL DWELLING - UNIT ANCILLARY TO A DWELLING HOUSE

1. The area of such additional dwelling-unit shall not exceed 90m²; provided that where a multi-storeyed dwelling house is erected or converted, the area of the additional dwelling-unit shall not exceed 90m² or the area of one storey of the building, whichever is the greater.
2. The minimum area of the erf on which the dwelling house is situated or to be erected shall be 1000m²; provided that in the case of a “pan-handle” type erf such minimum shall not include the area of the handle position of the erf.
3. Part of or one wall of the additional dwelling-unit shall be a common wall with the existing or proposed dwelling house except where the Special Consent of the Town Council was obtained for a loose standing unit. Such unit existing of no more than a bedroom, one combined lounge-, dining room, one kitchen, one bath room and one s i n g l e garage, attached to the unit, with no outbuildings. Such additional dwelling unit Will have no direct connection to the municipal services network.
4. The design and siting of the additional dwelling-unit relative to the existing or proposed dwelling house and the provision and erection of any fencing or boundary walls shall be to the satisfaction of the local authority.
5. The maximum coverage of all buildings on the lot shall not exceed 35%.
6. The maximum height of buildings on the lot shall not exceed two..

4.10 ADDITIONAL PROVISIONS APPLICABLE TO HOTELS

The following provisions, conditions and restrictions shall in addition to any other relevant provision of them Scheme, be applicable to all hotels and the site thereof within the area of the Scheme.

1. MINIMUM AREA OF AN HOTEL SITE

Except with the approval of the local authority, no hotel shall be erected on a site of less than 3 600m² in extent.

2. ANCILLARY USES

Notwithstanding any other provision of the Scheme and in respect of an hotel graded as such under the Hotels Act 1965, Act No. 70 of 1965, together with any amendment thereto or an hotel which in the opinion of the local authority is likely to be so graded, the local authority may grant its approval to one or more of the following activities being used ancillary to such hotel.

Hairdressing salon, book shop, news agent, automatic vending machines, travel agent, florist, booking agent, curio shop or bank agency.

Provided that:

- (i) For the purposes of this clause 4.10(2) the definition of such aforesaid activities shall be at the discretion of the local authority provided that any applicant aggrieved by such definition may appeal.
- (ii) No commercial advertising of such aforesaid activities shall be permitted on the site so as to be visible from outside the building.
- (iii) Access to such activities shall be from within the hotel.
- (iv) For the purpose of floor area ratio, coverage and height determination, such aforesaid activities shall be deemed to be part of the hotel.

3. EXCLUSION FROM COVERAGE

Where an hotel is permitted in any use zone and the actual coverage of all buildings on the site exceeds 60% then, for the purpose of determining permissible coverage in respect of such hotel only, any flat roofs on the site, laid out or landscaped for rest and recreational purposes and conveniently and freely accessible from such hotel, with the approval of the local authority be deemed to be excluded from actual coverage.

4.11 ADDITIONAL CONDITIONS AND PROVISIONS APPLICABLE TO PLACES OF PUBLIC WORSHIP

The following provisions, conditions and restrictions shall, in addition to any other relevant provision of the scheme, be applicable to all Places of Public Worship and the sites thereof within the area of the Scheme.

1. MINIMUM AREA OF THE SITE

No Place of Public Worship shall be established or used on a site of less than 3600m² in extent except with the approval of the local authority.

2. DWELLING PROHIBITED

The site of a Place of Public Worship shall not simultaneously be the site of one or more dwelling units provided that the local authority may grant its approval to the erection and use of one or more dwelling units, other than a dwelling house, upon such site, to be used in conjunction with the use of such as the site of a Place of Public Worship.

4.12 ADDITIONAL PROVISIONS APPLICABLE TO CARAVAN PARKS

The following provisions, conditions and restrictions shall, in addition to any other relevant provision of the Scheme, be applicable to all Caravan Parks within the area of the Scheme.

1. APPROVAL FOR ESTABLISHMENT OF A CARAVAN PARK

No caravan park shall be established within the area of this Scheme except where the approval of the local authority thereto has been obtained.

2. ADDITIONAL USES

The local authority may, at its sole discretion, on application, grant its approval to the establishment of:

- (i) A commercial use which is ancillary and incidental to a caravan park and which exclusively serves such caravan park.
- (ii) A dwelling unit or dwelling units which is or are exclusively to be used for the accommodation of employees of the caravan park.
- (iii) Chalets: As an integral part of a caravan development.

3. TEMPORARY USES

The use of a caravan park by a single caravan or occupant or occupants of a caravan or, subject to the provisions of sub clause 4.12(2) the occupant or occupants of a Chalet, or any representative of such occupant or occupants for a period in excess of three months in any twelve month period, shall be subject to the permission of the local authority.

4. DESIGN, LAYOUT AND OTHER STANDARDS

The design, layout and other standards of the caravan park shall be to the satisfaction of the local authority and subject to any such condition which the local authority may impose; provided that the local authority when considering an application in respect of a caravan park may, at its sole and unhindered discretion allow itself to be guided by the South Africa Bureau of Standard's "Code of Practice for Caravan Parks"(SABS 092 - 1965). The local authority reserves the right to impose any part or parts or the whole of the said Code of Practice as a condition of approval or consent as the case may be, in which case such Code of Practice or parts thereof shall be deemed to have the same force and effect as any provision of this Scheme and to be a part of this Scheme.

4.13 ADDITIONAL PROVISIONS APPLICABLE TO PARKS FOR MOBILE HOMES

The following provisions, conditions and restrictions shall, in addition to any other relevant provision of the Scheme, be applicable to all Parks for Mobile Homes within the area of the Scheme.

1. APPROVAL FOR ESTABLISHMENT OF A PARK FOR MOBILE HOMES

Condition (1) of Clause 4.11 shall apply mutatis mutandis to the establishment of a Park for Mobile Homes.

2. PROVISION OF FACILITIES

Each park for Mobile Homes shall be provided to the satisfaction of the local authority with such internal roads, essential services, open space and communal facilities as may be required by the local authority.

3. ADDITIONAL USES

The local authority may, at its sole discretion, on application, grant its approval to the establishment of:

- (i) A commercial use which is ancillary and incidental to a Park for Mobile Homes and which exclusively serves such Park for Mobile Homes.
- (ii) A dwelling unit or dwelling units which is exclusively destined for the accommodation of Club employees.
- (iii) Chalets: As an integral part of the Private Open Space development.

4. PROHIBITED USE

Land within the Private Open Space Use zone shall not be used for any purpose which, in the opinion of the local authority would spoil, impair or waste such land for the purpose for which it is zoned.

5. ERECTION AND USE OF BUILDINGS

No building shall be erected or used on land within the Private Open Space Use Zone, other than a building which has received the approval of the local authority and which is reasonably appropriate to the predominant use of the site of such building.

6. FENCING

Nothing in this clause 4.14 shall be construed as prohibiting the reasonable fencing of the land.

4.14 ADDITIONAL PROVISIONS APPLICABLE TO ALL LAND WITHIN THE PRIVATE OPEN SPACE USE ZONE

The following provisions, conditions and restrictions shall, in addition to any other relevant provisions, conditions and restrictions of the Scheme, be applicable to all land, and buildings thereon, within the Private Open Space Use Zone.

1. ADDITIONAL USES

The local authority may, at its own discretion, on application, grant its approval to the establishment of:

- (i) A commercial use which is ancillary and incidental to a Private Club and which exclusively serve the members of such club and

which may be established on the site with the consent of the local authority.

- (ii) A dwelling-unit or dwelling-units which is exclusively destined for the accommodation of Club employees.
- (iii) Chalets: As an integral part of the Private Open Space development.

2. PROHIBITED USE

Land within the Private Open Space Use Zone shall not be used for any purpose which, in the opinion of the local authority would spoil, impair or waste such land for the purpose for which it is zoned.

3. ERECTION AND USE OF BUILDINGS

No building shall be erected or used on land within the Private Open Space Use Zone, other than a building which has received the approval of the local authority and which is reasonably appropriate to the predominant use of the site of such building.

4. FENCING

Nothing in this clause 4.14 shall be construed as prohibiting the reasonable fencing of the land.

4.15 ADDITIONAL PROVISIONS APPLICABLE TO PARKING LOTS AND PARKING GARAGES

The following provisions, conditions and restrictions shall, in addition to any other relevant provision of the Scheme, be applicable to all Parking Lots and Parking Garages within the area of the Scheme.

PARKING LOTS

1. SURFACING

The surface of all areas used for parking of motor vehicles and access roads shall be hardened, and if required by the local authority, paved or surfaced or sealed and maintained in a dust free condition to the satisfaction of the local authority.

2. ACCESS

Points of ingress to and egress from Parking Lots, from and to, respectively, the public street system shall be sited, constructed, paved and maintained to the satisfaction of the local authority.

3. DIMENSIONS AND LAYOUT

The dimensions and layout of parking spaces on parking lots shall conform to the minimum standards contained in Schedule 6 Part III of this Scheme.

PARKING GARAGES

1. STANDARDS

All Parking Garages within the area of the Scheme shall conform to the standards and dimensions contained in Table F of the Scheme.

2. ENTRANCES AND EXITS

Entrances to and exits from all Parking Garages from and to respectively, the public street system shall be sited, constructed, paved and maintained to the satisfaction of the local authority.

3. INTERIOR LIGHTING

Parking Garages shall be provided with interior lighting to the satisfaction of the local authority.

4. FIRE PROTECTION

Precautions shall be taken against the outbreak of a fire and fire fighting apparatus shall be installed and maintained to the satisfaction of the local authority.

4.16 ADDITIONAL PROVISIONS APPLICABLE TO ALL BUILDINGS AND LAND WITHIN THE GENERAL INDUSTRIAL, AND/OR SERVICE INDUSTRIAL AND/OR RESTRICTED INDUSTRIAL USE ZONES AND TO ALL INDUSTRIES

The following provisions, conditions and restrictions shall, in addition to any other relevant provision of the Scheme be applicable to all buildings and land within the General Industrial and/or Service Industrial and/or restricted Industrial Use Zones and to all Industries within the area of the Scheme.

1. PROVISION OF GARDEN RESERVES

In respect of all lots within the General Industrial and Restricted Industrial Use Zones, an area, hereinafter referred to as a Garden Reserve, shall be provided.

On all lots as aforesaid the garden reserve shall:

- (i) Be parallel and contiguous to the full length of any boundary of such lot abutting on a street.
- (ii) Have a minimum width, measured in a horizontal plane and at right angles to the segment of the street boundary on which it abuts, of
 - (a) 15,0 m in the case of a lot of 4 ha or greater in extent; and
 - (b) 8.0 m in the case of a lot of less than 4 ha in extent:

provided that the foregoing minimum width may be varied in respect of any lot, subject to the approval of the local authority and further subject thereto that the area of a garden reserve of varying width shall not be less than the area of the garden reserve which would have been provided had the minimum width not been varied.

- (iii) Within a period of two years from the date of occupation of buildings on a lot or of the commencement of manufacturing activities there on, whichever is the sooner, be developed and landscaped with lawns and gardens, at the cost of the owner to the satisfaction of the local authority, and shall there after be maintained by the Owner at his cost to the satisfaction of the local authority. In the event of such development and maintenance not occurring to the satisfaction of the local authority, the local authority may take remedial action as contemplated, mutatis mutandis, in sub clause 4.19.3.
- (iv) Not, under any circumstances, be used for one or more of the following activities:
 - (a) Stockpiling or storing material or equipment.
 - (b) Manufacturing activities or any form or nature whatsoever.
 - (c) Dumping of disposal or rubbish, waste material or byproducts.

- (d) Loading or off-loading of vehicles.
- (e) Employee parking.
- (f) The erection of fences, walls, security and other gates.
- (g) The erection and use of buildings.

2. PERMISSION REQUIRED FOR THE PROVISION OF CERTAIN FACILITIES WITHIN A GARDEN RESERVE

The local authority may grant its permission to the construction of the following within a Garden Reserve:

- (i) Buildings or structures of a purely decorative nature.
- (ii) Paved or hardened surfaces for access roads for pedestrians or vehicles, provided further that the area so paved or hardened shall not exceed:
 - (a) 50 % of the area of the Garden Reserve on lots smaller than 4,0 ha; and
 - (b) 25 % of the area of the Garden Reserve on any lot bigger than 4,0 ha.
- (iii) Parking areas for the exclusive use of visitors.

3. RELAXATION OF GARDEN RESERVE

The local authority may subject to the provisions of clause 3 grant its approval or consent to the erection and use of a building or structure within any Garden Reserve.

4. COMMERCIAL USE

In respect of a site in the General Industrial, Restricted Industrial or Service Industrial Use Zones, nothing in this Scheme contained shall prevent the local authority from granting its permission to the conduct of a staff canteen, the primary purposes of which is the sale of food, refreshment, cigarettes, tobacco and matches to persons employed or otherwise professionally engaged upon such site; not shall anything in this Scheme contained prevent the local authority from granting its approval or consent in accordance with the provisions of clause 4 of this Scheme to the erection and use of the following within the said Use Zones:

- (i) Large scale retail outlets which are incompatible with the vast majority of the types of shops normally found in commercial zones but which fit in well industrial areas (e.g. dealers in building material; firms dealing in wire, gates and fences; timber merchants and firms dealing in agricultural implements).

or

- (ii) Retail outlets which deal very largely with other firms normally located in a industrial area such as specialist industrial concerns in the motor trade as specialist industrial concerns in the motor trade (e.g. motor spares shops and auto-electrical specialists), construction and engineering firms (e.g. paints shops and firms dealing in engineering supplies).

or

- (iii)
 - (a) are situated on the same sites as the industrial activities concerned;
 - (b) retail only products of the industrial activity to which they relate or products which are directly associated with the industrial activity to which they relate or products which are directly associated with the industrial activity and
 - (c) have a total floor area not exceeding 10 percent or 150 m² whichever is the lesser, of the total floor area of all buildings on the site;

provided that there shall be only one shop for each industrial undertaking on the site.

5. DWELLING PROHIBITED

Except where specific provision is made therefor in this Scheme and saving that the local authority may approve of the erection and use of a single dwelling unit for the exclusive use of a caretaker, no other dwelling unit of any description whatsoever shall be erected or used or permitted to be erected or used on any lot within the General Industrial Restricted Industrial or Service Industrial Use Zones.

4.17 ADDITIONAL PROVISIONS APPLICABLE TO ALL COMMERCIAL BUILDINGS

The following provisions, conditions and restrictions shall, in addition to any other relevant provision of the Scheme be applicable to all Commercial Buildings and the Sites thereof within the area of the Scheme.

- (i) Any arcade and/or Mall, forming part of a Commercial Building or the site thereof shall have an unobstructive width of not less than 7.0 metres and shall be sited, designed, developed and maintained to the satisfaction of the local authority;
- (ii) The local authority may, under exceptional circumstances herein specified authorize the development of an Arcade and/or Mall with an unobstructed width of not less than 4,0 metres. In considering an application for such authorization the local authority shall have due regard to any possible detrimental effect on adjoining Buildings, Lots or Sites and the amenity of the neighbourhood;
- (iii) The aforementioned exceptional circumstances shall comprise, exclusively, circumstances which in the opinion of the local authority will render the development of an Arcade and/or Mall unreasonably difficult on account of the siting of already completed buildings or the shape, size and levels of the lot or site or the nature and design of proposed buildings.

4.18 ADDITIONAL CONDITIONS AND PROVISIONS APPLICABLE TO LANCASTER HILL (EXTENSION 13)

Roofs of all building and structures should, except with the consent of the local authority, consist of the following material: roofing tiles, wood or acceptable alternative material, slate, thatch or concrete.

4.19 ADDITIONAL CONDITIONS AND PROVISIONS APPLICABLE TO ALL LAND WITHIN PRIVATE TOWNSHIPS

The following provisions, conditions and restrictions shall, in addition to any other relevant provision of the Scheme, be applicable to all land within any private township whether proclaimed as such or not, within the area of the Scheme.

1 MANUFACTURE OF CERTAIN EARTHENWARE ARTICLES PROHIBITED

No person shall make or permit to be made, upon any land within a private township other than land within an industrial use zone, any brick, tiles, earthenware pipes or other articles of a like nature for trade.

2. EXCAVATIONS PROHIBITED

No person shall, except on a site in preparation for building, excavate any material from land within a private township without the permission of the local authority.

3. MAINTENANCE OF PREMISES

(i) OWNER'S RESPONSIBILITY

The owner and/or occupier, as the case may be, or any land within a private township shall be responsible for the maintenance of the whole development on and of such land and the keeping thereof in a state of good and serviceable repair.

(ii) FAILURE TO MAINTAIN PREMISES AND SERVICE OF NOTICE

In the event of the local authority being of the opinion that any premises or part thereof is not kept in a satisfactory state of maintenance the local authority may serve notice on the owner and/or occupier thereof, requiring that, within such reasonable period as shall be specified therein, such action be taken as may be necessary or specified in order to bring or restore such premises to a satisfactory state of maintenance and/or repair.

(iii) REPRESENTATION AND APPEAL

Any person upon whom notice is served in terms of this sub clause may, within fourteen days of the date of service of such notice, make written representation to the local authority. Within twenty-eight days of the date of such representation being received by the local authority and in the event of the local authority refusing either to modify or withdraw the notice, any person as aforesaid who is aggrieved by such refusal may appeal.

(iv) OPTION OF THE LOCAL AUTHORITY

In the event of:

- (a) Failure of an owner and/or occupier to comply with the specified terms of a notice within such period as shall have been specified therein and in the absence of any representation and/or appeal as aforesaid; or
- (b) The opinion of local authority as to the state of maintenance or repair being upheld on appeal;

the local authority shall be entitled to undertake such maintenance as may have been specified in such aforementioned notice and recover the cost thereof from the owner and/or occupier.

(v) FAILURE TO COMPLY WITH NOTICE

Failure of an owner and/or occupier to comply with the specified terms of a notice within the period specified therein shall, in the absence of any appeal or representation as aforesaid, be deemed to be a Contravention of the Scheme.

4.20 EXEMPTIONS

- (1) (i) Nothing in this Scheme shall prohibit or restrict the letting of part of a dwelling house, provided that, in the Special Residential zone, no part of any dwelling house nor any additional freestanding building which may be erected for use in conjunction with such dwelling house may be used as a separate dwelling unit.
- (ii) Notwithstanding the provision to paragraph (i) above, a dwelling house which was existing at the date of adoption may, with the special consent of the local authority, be converted to two flats.
- (2) Nothing in this Scheme shall prohibit or restrict the use of a place of work, place of instruction, place of public assembly, or an instruction as a place of public amusement, provided that such use is restricted to not more than twenty days in each calendar year.
- (3) Nothing in this Scheme shall prohibit or restrict the practice of any profession or occupation in a residential building or dwelling house, provided that the person practicing such profession or occupation shall reside in the dwelling unit concerned; and provided further that there is no public display of goods, no sign larger than 0,2 m² affixed to the premises and the formal authority of the local authority has been applied for and obtained; the local authority shall take into consideration the nature of the profession or occupation in relation to the character of the area and number of persons to be employed and shall impose whatever conditions it considers necessary to protect the amenities of the neighbourhood or it may call on the applicant to apply for Special Consent provided that if it is subsequently found that there is, in fact, an interference with the amenities of the neighbourhood, the local authority may impose further conditions or call on the occupant to cease the practice.
- (4) Nothing in this Scheme shall prohibit the owner of a nursery garden in a residential zone from selling by retail provided the special consent of the local authority has been applied for and granted without conditions.

4.21 REMOVAL OF INJURIOUS CONDITIONS

- (i) Where, in the opinion of the local authority, the amenity of any use zone or reservation of land or any portion thereof, is injured by the condition of any fence, wall garden or other structure or by the external appearance of any building or by the storage of anything or by the parking of any vehicle on a site, or for any other reason, the local authority may serve a notice on the owner or occupier of the premise on which the injurious condition exists, requiring him within such period, not being less than 28 days from date of service of the notice, to take such action as may be necessary to abate the injury. The said notice may specify the steps to be taken to abate the injury.

- (ii) Any person on whom a notice is served in terms of this clause shall have the right of appeal to the Appeals Board.

CLAUSE 5

5.1 FLOOR AREA, COVERAGE AND HEIGHT

- (1) In any density zone as set out in Table D no building shall be erected which will exceed in floor area ratio, coverage and height the maximum figures permitted for that zone.
- (2) Subject to clause 1.2 (29) in calculating the permissible floor area from the floor area the following floor areas may be excluded:
 - (i) any area used exclusively for the parking of motor vehicles, except as provided in clause 6.6 (xiv);
 - (ii) private garages and carports and private swimming pools, squash courts and tennis courts;
 - (iii) public arcades and malls in commercial zoned which are not used for retail purposes or for the display, sale or shortage of goods;
 - (iv) in the case of garages and service stations, the unwallled access ways and driveways covered by canopies.
- (3) Only roofed or covered areas are included in the coverage.
- (4) Notwithstanding clause 1.2 (28) and (29) where, in the commercial zones, land has been donated for a Central Parking Court the floor area ratio shall be calculated on the gross lot area and the coverage on the gross lot area.

5.2 LOT CONTROL

- (i) The local authority may increase the minimum lot size specified in this clause where, in the local authority's opinion, the method used for the disposal of sewage warrants such an increase.
- (ii) No lot within the Special Residential Zone shall be less than 900 m² in extent in Special Residential 2 zone shall be less than 1 500 m² in extent, except in cases where any such lot was in existence prior to the date of adoption.
- (iii) No lot within the General Residential Zones shall be less than 1 800 m² in extent except in cases where any such lot was in existence prior to the date of adoption.

- (iv) No lot within the Intermediate Residential Zone 1 and 2 shall be less than 1800 m² or more than 1 ha in extent.
- (v) No lot used for Medium Density Housing shall be less than 1 800 m² in extent.
- (vi) No lot within the General Commercial or Limited Commercial Zones used exclusively for commercial purposes which may include one flat of not more than 84 m² for a caretaker or owner, shall be less than 450 m² in extent.
- (vii) Except as provided in (vi) above, no lot within the General Commercial and Limited Commercial Zones used for a composite building in which the ground floor is to be used exclusively for commercial purposes and the upper floor(s) for residential flats, shall be less than 1800 m² in extent.
- (viii) No lot within a Service Industrial or Light Industrial Zone shall be less than 900 m² in extent and no lot within a General Industrial Zone shall be less than 1800 m² in extent except where any such lot was in existence prior to the date of adoption.
- (ix) No lot within an Agricultural or Retirement Village Zone shall be less than 3 ha in extent, except where such lot was in existence prior to the date of adoption.
- (x) Where a township is established for the erection of dwellings wholly or partly financed by the Department of Community Development and State Auxiliary Services, the local authority may authorise a reduction in the prescribed minimum for any lots so used provided that all such lots are served by a waterborne sewage disposal system to the satisfaction of the local authority.
- (xi) No lot used for a Caravan Park of Chalet Development purposes shall be less than 1 ha in extent.
- (xii) No lot used for a Garage or Service Station shall be less than 1800 m² in extent.
- (xiii) No lot used for Worship purposes shall be less than 2700 m².
- (xiv) The lot area in any zone is exclusive of access ways in "hatchet-shaped" lots.
- (xv) Where on the date of adoption, two dwelling houses were existing on a single lot which is less in extent than the areas prescribed in these

clauses, the local authority may, in its discretion, grant authority for the subdivision of the lot into two separate lots, provided also that the area of either of the subdivided lots is not less in extent than 500 m² and each subdivision conforms to the other provisions of the Scheme. In giving any such authority the local authority shall take into account the amenity of the locality and of the adjoining properties.

- (xvi) Where an existing lot in the Special Residential zones has been reduced in area by the expropriation or alienation of land for road widening or construction purposes and for open space purposes, the local authority may allow the erection of a dwelling house on the lot provided that the lot has not been reduced in area to less than 700 m² provided further that arrangements for the disposal of sewage have been made to the satisfaction of the local authority.
- (xvii) Where an existing lot in a General Residential Zone has been reduced in area by the expropriation or alienation of land for road widening or construction purposes and for open space purposes, the local authority may allow the erection of a residential building on the lot provided that the lot has not been reduced in area to less than 1350 m² and provided further that arrangements for the disposal of sewage have been made to the satisfaction of the local authority.
- (xviii) Except as provided in clause 4.7.6(i) and (ii) not more than one dwelling house shall be erected on any lot, provided that where the lot is 1800 m² in extent or greater in a Special Residential Zone or 3600 m² or greater in a General Residential Zone or 4 ha greater in the Agricultural zone, one additional dwelling house may be erected on the lot provided the applicant has submitted to the local authority and received approval for a drawing showing that the land on which the additional dwelling house will stand is capable of being subdivided so that the subdivision will conform to the provisions of the Scheme; and provided that the applicant furnishes the local authority with an undertaking that any land required under the scheme for road construction or road widening purposes shall be transferred to the local authority at dates to be determined by the local authority.
- (xix) Except in special circumstances the depth of a lot in relation to the frontage shall not exceed the ratio of 3 to 1 in proportion. a lot of irregular shape should be capable of containing within its boundaries a rectangle not exceeding the ration 3 to 1 in proportion, having an area of 75 % of the minimum prescribed area.
- (xx) Except where otherwise stated in this clause the minimum frontage for all lots shall be 18 metres and the width of the access way for a "hatched-shaped" lot shall be a minimum of 4 metres throughout its length. Where a lot is of an irregular shape or occurs in a cul-de-sac or similar type of planning device, the frontage on the street may, with the

authority of the local authority, be less than 18 metres provided the proportion of the lot is in conformity with the ratio provision set out in clause 5.4 and provided also that the frontage on the street is not less than 4 metres.

- (xxi) Where a township is established for the erection of dwelling units wholly or partly financed by the Department of Community Development and State Auxiliary Services, the local authority may authorise a reduction in the minimum prescribed frontage to comply with the requirements of that Department.
- (xxii) The minimum frontage of a lot used solely for commercial purpose shall be 15 metres while that used for the purpose of a composite building referred to on clause 5.2 (vii) shall be 21 metres.
- (xxiii) The minimum frontage of a lot used for general residential purposes shall be 21 metres. The width of the access way for “hatchet-shaped” lot in the general residential or general industrial zones shall be a minimum of 9 metres thorough its length. The width of the access way for a “hatchet-shaped” lot in the light industrial and service industrial zones shall be a minimum of 8 metres throughout its length.
- (xxiv) No decoration wall, structure, wall, fence or any form of enclosure higher than one metre, may be erected in the building line reserve of even.

5.3 “PANHANDLE” OR “HATCHET-SHAPED” SUBDIVISIONS

Where the sole vehicular ingress to or egress form any subdivided portion of land or proposed subdivided of land form or to respectively, the public street system is, or is intended to be via an access strip or access road forming part of such subdivided portion of land as is the case in so-called “panhandle” or “hatchet-shaped” lots, shall:

- (i) the area of the site, for the purpose of the Scheme, not include the area of such access strip or road;
- (ii) such access strip or road not exceed 35 metres in length, provided that the local authority may under exceptional circumstances, and at its sole discretion approve of a maximum length in excess of 35 metres;
- (iii) such access strip or road giving access to the site, have a minimum width of not less than 4,0 metres, provided that on any application before it, the local authority may require a greater width than the minimum herein prescribed;

- (iv) the average width of such site, measured to the satisfaction of the local authority, be deemed to be the street frontage of such site;
- (v) the access strip or road at all times be kept in a dust free condition and be maintained to the satisfaction of the local authority; provided that if so required by the local authority such access strip or road shall be hardened, surfaced or paved to the satisfaction of the local authority.

CLAUSE 6

6.1 EXTERNAL APPEARANCE OF BUILDINGS

- (i) The character, design and external appearance of buildings, including the material used in their construction, shall be subject to the approval of the local authority, and no building may be erected without the approval of the local authority.
- (ii) In considering any application, the local authority shall have regard to the character of the locality in which it is proposed to erect such building and shall take into account whether or not the building will be injurious to the amenities of the locality by reason of its external appearance or the materials it is proposed to use.
- (iii) Any person intending to alter, extend or erect a building shall submit drawings to the local authority as set out in clause 6.2, with whatever indications the local Authority may require, showing the external appearance of the proposed building together with a description of the materials to be used.
- (iv) Within 42 days from the date of submission of the drawings and particulars, the local authority shall approve the application either unconditionally or subject to such conditions as it may deem fit, or it may refuse to grant the application on the grounds that the external appearance of such building is unacceptable.
- (v) Any applicant aggrieved by any decision in terms of sub clause (iv) hereof shall have the right of appeal to the Appeals Board.

6.2 DOCUMENTATION REQUIRED

For the purpose of securing the approval of the local authority in terms of clause 6.1 the following documents shall be lodged with the local authority:

- (i) Drawings in quadruplicate showing the elevations facing any National or Provincial highway, railway line, street, or access way, together with side and rear elevations; the drawings shall be to a scale not less than 1 in 100 or in the case of projects too large to be shown conveniently to this scale, a scale of 1 in 200 will be acceptable; fences, gates and boundary walls being deemed to form part of the elevation form part of the elevation for the purpose of this clause.
- (ii) One set of drawings coloured or presented in such a manner as will clearly indicate the finished appearance of the proposed building or

alterations or additions, and, if so required, supplemented by plans and sections to indicate the true intent and meaning of the elevations.

- (iii) A Block Plan to a scale not less than 1 in 500 indicating the siting of the buildings on the lot, the position of any existing buildings on the adjoining lots, and servitude, building lines and rights-of-way to which the lot is subject.
- (iv) A brief schedule in quadruplicate, specifying the general construction and finishes of the proposed building, alterations or additions on the lot.
- (v) All building plans, excluding that of residential houses, must be accompanied by a copy of the Deed of Transfer and all other Deeds of Transfer to which the Deed of Transfer refers.

6.3 OTHER REQUIREMENTS

The approval by the local authority of the design and external appearance of the proposed buildings, additions or alterations shall not be deemed to be an approval in terms of any other provisions of the Town Planning Scheme in course of preparation or of the Building Bylaws/regulations, which approval shall first be applied for and obtained before any building work is commenced.

6.4 ADVERTISEMENTS

No advertisements shall be displayed or boardings erected without the written authority of the local authority. Any person proposing to erect any sign, advertisement or hoarding shall submit drawings, of any such sign or advertisement or hoarding to the local authority for approval. No hoarding or advertisement shall be permitted which is likely to cause injury to the amenity of the neighbourhood. Name plates not exceeding 0,2 m² in extent are not considered to fall under this heading. This clause does not apply to casual advertisements for entertainments, property for sale, auctions to be held on the premises or meetings provided they are not, in the opinion of the local authority, unduly ostentatious.

6.5 RULES FOR THE CONTROL OF BUILDING CONSTRUCTION IN THE HISTORICAL CENTRE OF VRYHEID

1. The purpose of these rules is to ensure that the historical centre of Vryheid, and more particularly Landdrost Street will retain its unique character by the preservation of:
 - (a) existing old buildings of historical aesthetic significance;

(b) the existing building lines;
and by the control of building design and building lines in the case of new buildings on erven hitherto not built upon and also in the case of existing buildings to be replaced altered or extended.

2. Any person who lodges an application for the approval for a building plan for any erf in the demarcated historical centre, (refer to the Town Planning Scheme Plan) may be required by the Council furnish evidence, to its satisfaction, that the construction project contemplated will not be in conflict with the intent of these rules, having due regard generally to the character of the street in which the erf is as a whole, and more specifically to the particular locality in which the structure is to be erected.
3. These rules shall apply to all sites in the said area up to a depth of fifteen metres reckoned from the street boundaries in addition to any other requirements prescribed else where in this by-law.
4. For the purpose of these rules, the expression “building construction work” includes the erection of new buildings, and the extension, renovation, or alteration of existing buildings.
5. Subject to the provisions of the municipal building by-laws in force for the time being, no building construction work shall be permitted in the said area unless the external architectural design and style, colour scheme, facing material and general appearance of the building have been specifically by the Council by resolution.
6. Normally no building shall be allowed which is higher than 10 metre from the mean ground level to the wall plate, and special approval by the Council must be obtained for any higher building.
7. In the case of an existing building which is to be altered or extended, the existing building line shall be maintained as far as possible, subject to such exceptions as the Council may specially approve.
8. In the case of a new building construction, work to be undertaken on a site or portion of a site which previously was vacant, or in the case of the replacement of any existing building, the Council may in each case prescribe a building line, having due regard to protection of any trees within the street boundaries, and also to the building line generally observed in the vicinity.
9. The lay-out of a parking area on a site and the points of access and exit must be shown on a plan to be submitted to the local authority, and the local authority may approve or disapprove thereof or prescribe further conditions as it may deem fit.

10. A parking area on a site must be properly constructed to the satisfaction of the local authority:
 - a) except for advertising signs approval by the local authority, projections over street boundaries shall be limited to minor architectural features;
 - b) balconies encroaching on the street area shall only be built with the special permission of the local authority, subject to such conditions as it may deem necessary.
11. Restrictions in regard to general residential buildings in general residential zones may be relaxed by the local authority, subject to the approval of the Administrator, if compliance with them would seriously prejudice the aims of these rules.
12. In the case of an existing building deemed by the local authority worthy of preservation by reason of its historical or architectural significance, no permission shall be granted for its demolition or alteration except by special resolution of the local authority.
13. For the purpose of clause 5 of these rules, the following general principles prescribed by the Council are as follows:
 - a) plate-glass show windows in shops and similar buildings must be in such sections interrupted by wall structures as may be required by the local authority;
 - b) for residential or office buildings the proportion of wall space to windows and doors must be specially approved by the local authority;
 - c) water tanks and such attachments must not be visible from the street front;
 - d) Face bricks must not be used externally for the street facade of the building;
 - e) plastered walls must preferably be white or off-white in finish;
 - f) piping or guttering must be painted in the same colour as the background.

6.6 LOADING AND PARKING ACCOMMODATION

1. Any person intending to erect, alter or extend a building or develop or use any lot, shall provide loading and parking accommodation within the boundaries of the lot and shall submit proposals therefor in accordance with the following requirements and to the satisfaction of the local authority.
 - (i) For every residential building and chalet there shall be provided 1 garage or addition there shall be provided a suitable area for visitors parking at the rate of 1 car space for every 2 dwelling units, and a loading and unloading area with suitable access to the satisfaction of the local authority.
 - (ii) For every dwelling unit within a Medium Density Housing site, there shall be one garage or carport plus one open or covered car space of which at least easily accessible to visitors, provided the additional car spaces are not placed on the private open area.
 - (iii) For every building intended for shopping use there shall be provided 1 car space off the street for each 20 m² or major portion thereof for the gross shop area and for every building intended for office use shall be provided 1 car space for each 50 m² or major portion thereof of gross office area. In addition there shall be provided on the lot a loading and unloading area with suitable access to the satisfaction of the local authority.
 - (iv) Where, in the General Commercial zone land has been donated for a public car park the cash payment to the parking fund shall be reduced in proportion to the number of car spaces that can be accommodation in the area of land that has been donated.
 - (v) Where, in the General Commercial zone, a contribution has been made or land has been donated by the developer, the exemption of on-site parking shall only apply where the building is used for commercial purposes. Where a residential use incorporated in a composite building providing for both commercial and residential use, on-site parking as set out in clause 6.5.1 (i) and 6.5.1 (vi), shall be provided for the residential use.
 - (vi) For every hotel building or building or boarding house there shall be provided 1 car space for every bedroom together with a suitable and convenient area wherein may be parked a minimum of 5 cars with the addition, where the hotel is licensed, of a further convenient area provided for parking accommodation for an additional number of 15 cars, together

with a loading and unloading area with suitable access to the satisfaction of the local authority.

- (vii) For every public office there shall be provided a convenient area for parking accommodation for 15 cars.
- (viii) For every building or portion of a building intended for use as a warehouse there shall be provided one car space for each 140 m² or major portion thereof of floor area and a loading and unloading area with suitable access to the satisfaction of the local authority.
- (ix) For every building or portion of a building intended for use as a hall without fixed seats there shall be provided a car space off the street for every 23 m² major portion thereof of floor area.
- (x) For every building intended for use as a theatre, cinema, assembly hall or place of public worship, there shall be provided a car space for every 4 seats.
- (xi) For every building or portion of a building intended for use as a garage or service station there shall be provided one suitable located car space for every 50 m² or major portion thereof of floor area plus a loading and unloading area for bulk tankers to the satisfaction of the local authority.
- (xii) For every General Industrial Building, Special Industrial Building, Service Industrial Building, Commercial Workshop or Vehicle Workshop or for any use of land of any of these uses which commence after the approval of the Scheme, loading facilities shall be provided to the satisfaction of the Local authority, as well as:
 - (a) in the case of General Industrial Buildings or Special Industrial Buildings one parking bay for every bay for every 100 square metre of the gross floor space or portion thereof up to a gross floor of 1500 square metre thereafter one parking bay for every 200 square metre of the gross floor area or portion thereof for gross floor area larger than 1500 square metres.
 - (b) In the case of Light Industrial Building and Service Industrial Buildings one parking for every 100 square metre or portion thereof gross floor space.
 - (c) In the case of vehicle Workshops and Commercial Workshop one parking bay for every 60 square metre or portion thereof of the gross floor space, excluding where

a Commercial Workshop is linked to a shop in which case gross floor area of the Commercial workshop must be included by the gross floor area of the shop.

- (xiii) (a) Car space or parking accommodation means a parking bay of dimensions as indicated in Table F.
- (b) In addition to (a) above there shall be provided adequate space for vehicular access and maneuvering to the satisfaction of the local authority.
- (xiv) Where in any building the area set aside for the parking or garaging of vehicles exceeds the minimum requirements by more than 50 %, any such access in area shall be taken into account when calculating the permitted floor area for that building.
- (xv) A totalizator depot, tattersall, club or similar institutions shall be required to provide 15 car spaces.
- (xvi) Notwithstanding the previous provisions parking requirements for special zone 3 will be as follow:
 - 1. One parking bay per 150 square metre or major portion thereof calculated for the gross covered areas of the following uses: shop, services station, place of public amusements and fresh produce market.
 - 2. For any use or development not specified in paragraphs (1) above, loading and parking accommodation shall be provided to the satisfaction of the local authority.
 - 3. (i) All vehicle parking spaces, access and maneuvering areas excluding the industrial area, shall be permanently hardened, paved or sealed and maintained in a dust free condition to the satisfaction of the local authority.
 - (ii) Except where required in terms of this Scheme or any other law a parking space need not be reefed over.
 - (iii) Every parking space required in terms of this Scheme shall be clearly marked and defined to the satisfaction of the local authority.
 - (iv) Provided that and except with the express approval of the local authority;

- (a) the vehicular access/exit to a site shall be restricted to not more than one combined vehicular access/exit each per site per street abutting the site;
 - (b) the vehicular access/exit to a site be restricted to a maximum width of 7.5 metres where it crosses the street boundary;
 - (c) no vehicular crossing over the payment shall be located nearer than 5 metres to any street corner (i.e. the point of intersection or town street boundaries).
- (v) An advertisement as approved by the local authority shall indicate the location of the parking area. This applies only to parking areas accommodation more than 10 motor vehicles.
 - (vi) Parking provided, as required by the local authority shall be available to the general public at all times.
 - (vii) Parking areas for vehicles, entrances and maneuvering areas in the industrial area may gravelled and must be maintained dust free to the satisfaction of the local authority.
4. Where land is made available and/or land is donated for parking purposes, the council may give formal authority for the use of a portion of the land for landscaping and/or pedestrian lanes.
5. The Council may relax, modify or waive the parking requirements of the clause:
- (a) In respect of buildings referred to in sub clauses 1 (i) (ii) (iii) (vi) (vii) (viii) (ix) (x) (xi) (xii) and (xv) if it is satisfied that:
 - (i) by reason of limited vehicular access or the frontage, depth, area the shape of the site or any existing development thereon, compliance with such provisions would render the site incapable of development or use for the purposes for which it is zoned in terms of this scheme; or
 - (ii) by reason of the situation of the site, such requirements are considered for any reason to be unnecessary or excessive; and
 - (iii) such modification or waiver would not create insufficient public parking space in the area where it is granted.

- (b) The applicant has to provide a comprehensive application which include a map or plan indicating how the development is going to handle its parking requirement without detriment to the other developments in the area.

CLAUSE 7

7.1 APPLICATIONS

1. At any time after the effective date no person shall:
 - (i) erect a new building, or alter or add an existing building or carry out any other proposed work, or
 - (ii) develop or use any land, or use any building or structure for any purpose different from the purpose for which it was being developed or used on such date, or
 - (iii) use any building or structure erected after such date for a purpose of in a manner different from the purpose for which it was erected: until he has first applied in writing to the local authority for authority to do so and the local authority has granted its written authority thereto either with or without conditions;
 - (a) provided that any authority granted by the local authority shall remain valid for 18 months from the date of granting of such authority; and
 - (b) where any building or work referred to in any such authority has not been substantially commenced within the said period of 18 months or where an appeal has been lodged, within a period of 18 months from the date of notification of the outcome of such appeal, or where there has been an interruption in the development of the building or land for a continuous period of 18 months, the said authority shall automatically be considered to have lapsed and building operations shall not be commenced or recommended unless fresh authority has first been applied for and obtained.
2. After the date of adoption no person shall erect or extend a building or institute work which is not in conformity with the provisions of the Scheme relating to the erection and use of buildings and use of land.
3. No person shall use or cause to be used any building or portion thereof for any use other than that for which it has been lawfully erected unless such building has been altered for any proposed new use and any necessary special consent or authority of the local authority has first been applied for and obtained.

4. No land in any use zone may be used for the purpose of the deposit or disposal of waste material or refuse, tipping, dumping, scrap yard, motor graveyard, used car lot, or any other similar purpose until the owner or this duly authorized representative has applied for and received the written approval of the local authority.
5. Ordinary applications under the Bylaws/Regulations shall be sufficient notice for the purpose of administering the Scheme; provided that the local authority may call upon persons making such applications to provide any additional information or plans it deems necessary. The local authority may call upon any building owner who proposes to alter a building or put it to a new use to provide a fresh building survey of the property.

7.2 INSPECTION OF SCHEME

The local authority shall allow any person to inspect the Scheme at any reasonable time. A register of all applications and decisions on Scheme shall be kept in accordance with the requirements of section 67 quin of the ordinance and shall be available for inspection by any person at any reasonable time.

7.3 AMENDMENT TO THE SCHEME

If the local authority desires to rescind, alter or amend any of the provisions of the Scheme in course of preparation it shall follow the procedure as set out in section 47 bis of the ordinance. (See annexure A).

7.4 CONFLICT OF LAWS

1. (i) Nothing in this Scheme shall be construed as enabling any person to erect or use any building or to develop or use any land which is in conflict with any condition of title imposed by the Administrator in terms of the Ordinance or by the State under any other law.
- (ii) The owner of any lot which is subject to a condition of title, referred to in subclause (i) above which is in conflict with any provision of this Scheme, may make application to the Administrator for the alteration, suspension or removal of such condition in terms of section 31(1) of the ordinance.
- (iii) The Scheme provisions shall apply over and above the Bylaws/Regulations where they are more onerous than the

Bylaws/Regulations or where the Scheme makes no provision, the Bylaws/Regulations shall apply.

- (iv) In the case of any conflict or difference in interpretation between the English and Afrikaans versions of the Scheme clauses, the English version shall prevail.
2. Any decision, order or authorization given by the Appeals Board in terms of sec. 73 quat (5) (d) of the ordinance, and as confirmed or altered on review by the Administrator in terms of section 73 sex of the ordinance, shall be deemed to be a valid authority granted by the local authority, in terms of clause 7.1 and, as such, shall be construed as being in accordance with the duly adopted provisions of the scheme.

TABLE A

TYPES OF BUILDING AND LAND USE

(Note: Building” shall mutatis mutandis include use if land.)

1. Agricultural Building means a building used in connection with, or which would ordinarily be incidental to, or reasonable necessary in connection with the use of the site of that building as agricultural land.

2. Agricultural Industry means a building used for the intensive production in any form whatsoever, of poultry, game birds, livestock and allied products, and includes any final processing of these commodities.

3. Agricultural Land means arable, meadow or pasture land market gardens, poultry farm, nursery gardens and land used for the purpose of breeding or keeping domestic animals, poultry or bees and includes any buildings connected with the housing of cats and dogs.

4. Caravan Park means an area of land provided with adequate ablution and sanitary facilities with or without communal kitchen, constructed with permanent materials arranged for the accommodation of caravans which are used primarily for temporary holiday dwellings and provided refuse receptacles, and may also include one dwelling house or flat also include one dwelling house or flat for caretaker or manager’s use.

5. Chalet Development means a grouping of a number of chalets on a lot; a chalet meaning a detached habitable building used as a holiday dwelling with a floor area not exceeding 53 m² and not less than 32 m² consisting of not more than 3 living rooms with or without sanitary convenience, bathrooms, shower and kitchen, together with approved outbuildings or ancillary buildings to be used in conjunction with a chalet or series of chalets. but shall not include a dwelling house or residential building. A series of chalets shall denote any grouping of a number of chalets (See Provincial Notice No. 786 of 1970).

6. Commercial Workshop means a light industrial building wherein the primary purpose is the selling of goods or services by retail and where the conjunction with a shop or office to which the public, as customers, has access and includes such uses as a watch repair, shoe repair, valet services, radio/television repairer, electrician and may include a jobbing printer, but excludes a garage or service station.
7. Creche means a building or portion of a building for the care of seven or more infants and young children during daytime absence or their parents or guardians.
8. Drive-in cinema means a site prepared and equipped for the viewing of cinema performances from parked motor vehicles and includes toilet buildings and may include a cafeteria, office, seating facilities, and one dwelling house or flat for a caretaker of manager's use.
9. Dwelling House means a building together with ancillary outbuildings on an erf designed or used as a dwelling for a single household on condition that it may contain one additional dwelling and subject to the conditions in clause 4.9.
10. Educational Building means a building used as a school, college, technical institute, academy, research laboratory, lecture hall, convent, monastery, gymnasium, public library art gallery, museum or for other instruction together with any associated land or buildings and includes a hostel but does not include a reformatory.
11. Extended Residential Building means a building other than a dwelling house but Building having the general appearance of a single dwelling house, which is used, constructed, designed or adapted for use for human habitation and comprises not more than 3 dwelling units, together with such outbuildings as are ordinarily used therewith.
12. Extractive Industry means the process of extracting, mining, winning or quarrying of raw materials from the ground, including gravel, sand and stone and includes

buildings connected with such operations and crushing plant.

13. Funeral Parlour means a building or land used for the purpose of funeral management and includes a shop intended primarily for public reception and for the sale and display of those commodities required for cemetery purposes and services ordinarily ancillary to funeral management but does not include a monumental mason or crematorium.
14. Garage means a building used for the servicing, repair, storage, display, sale, spray of vehicles together with facilities connected with these activities including the storage and sale of fuel, lubricants, motor spares and accessories, tourist maps, brochures and including an office, storeroom, workshop, grease pit and machinery; and may also include a shop with the Special Consent of Council, provided that the shop is an ancillary use to the sale of petrol.
15. General Industrial means an industrial building as defined in clause 1.2 and includes a building used for the general repair of motor vehicles, but does not include a garage, service station or special Industrial Building (see annexure D).
16. Institution means a building or portion of a building used or designed for use as a charitable institute including the administration thereof, and a building designed for use as a hospital, homes for the aged or for mentally or physically retarded children, nursing home, sanatorium, clinic, convalescent home, orphanage or other building used as a public or private institution, but does not include a restricted building.
17. Launderette means building used for the purpose of washing and drying clothes and household fabrics, where the machines used are electrically operated and quit running, and of the type which process each customer's articles individually, and which may be operated by the customer. The washing media used shall be of a type that shall not cause harmful effluent to be discharged into the sewerage system.

18. Light Industrial means an industrial building as defined in which the Building processes tariff on or the machinery installed in a Light Industrial zone without causing nuisance to other properties within such zone or to the general public, or without detriment to the amenities of other use zones, by reason of noise, vibration, smell fumes, smoke, soot ash, dust, grit, traffic generation or other causes.
19. Medium Density means a group or two more attached and/or detached Housing dwelling units, together with such outbuildings as are ordinarily ancillary thereto, with each dwelling unit having direct access to a private open area. Such development may include common land and the whole development must be designed as an harmonious entity, It may include duplex flats, semi-detach houses. maisonettes, cluster houses, group houses or dwelling units.
20. Office Building means a building or part of a building used as an office or for other business purposes and includes: a bank, building society, insurance office, estate agent and other professional suites, but does not include a post office.
21. Parking Garage means a building, part of a building or land designed primarily for the purpose of parking, other than parking requited in terms of clause 6.5, and includes washing and servicing or motor vehicles, but does not include a building, any part of which is designed for use as a workshop for the repair of motor vehicles or for the sale of petrol, oil and accessories.
22. Place of Public Entertainment and Amusement means a building or land used for public amusement and includes a theater, cinema, music-hall, concert-hall, amusement-arcade, dance hall, skating-rank, racetrack, sports area, exhibition hall, billiard room and fun fair.
23. Place of Public Assembly means a building or land, used for social meetings, gathering religious purposes or indoor recreation, but does not include a place of public amusement.
24. Private Recreation Area means a sport ground, playing field or other open space of a club, firm, private person or other body,

including buildings normally ancillary to recreational activities.

25. Public Office or Local Government means an office building for any Central Provincial purpose, and includes an administrative office, local authority office and town hall, government office, public library, public art gallery, public museum and buildings ordinarily ancillary thereto.
26. Recreation Building means a clubhouse, gymnasium, squash court, pavilion, shelter, change room and any similar building used in conjunction dining facilities and lounges.
27. Residential Building means a building or portion of a building other than a dwelling house, chalet, duplex flat, semidetached house, terrace house or maisonette used for human habitation, together with such outbuildings as are ordinarily used therewith, and includes a block of flats, boarding-house, hotel, tavern, residential club or hostel.
(12/01/1995)(5/1993)
28. Restaurant means a building or portion of a building used primarily for the preparation and sale of food, confectionery and beverages for consumption on the premises.
29. Restricted Building means a building used for such purposes as a clinic or hospital for infectious diseases, a jail, mental home or hospital, or reformatory.
30. Service Industrial Building means a light industrial building catering primarily for the local customer, and includes a builder's yard and allied trades, laundry, bakery, dairy depot, dry-cleaning and similar types of uses.
31. Service Station means a building
- (a) wherein is sold, by retail sale only:
- (i) petrol or petroleum derivatives capable of use in internal combustion engines;
 - (ii) lubricating oils and greases;
 - (iii) spare parts, including electrical equipment;

- (iv) tires, tubes valves and repair equipment, or;
- (v) tourist brochures and other such incidentals and;

(b) where the following operations are carried on:

- (i) running repairs of a minor nature;
- (ii) lubricating and greasing;
- (iii) washing and cleaning: but shall not include panel beating, spray painting or the carrying out of vehicle body repair work or repairs of a major nature to the engine or transmission system thereof.

32. Shop

means a building or land used for any retail trade of business wherein the primary purpose is the selling of goods appliances by retail and includes a building used for the purpose of a hairdresser, ticket agency, showroom, (including motor showroom restricted to the display and sale of vehicles only), auction mart or for the sale of food and drink for consumption off the remises of for the reception of goods or be washed, cleaned, altered, dry-cleaner repaired and includes ancillary buildings ordinarily incidental to the conduct of the retail business, but does not include an industrial building, garage, service station, milk depot of hotel.

33. Special Industrial

means a building intended for use for any of the purpose Building set out in Scheme a of the Offensive Trade Regulations of Natal made under section 132 of the Public Health Act of 1919 and published in Government Notice 1047 of 25th June, 1924 (see annexure C).

34. Warehouse

means a building used primarily for the storage of goods except those of an offensive or dangerous nature and includes premises used for business of a wholesale nature but does not include buildings intended for retail business.

35. Boarding House means an “Accommodation Establishment” as defined in the Hotels Act, 1965, Act No. 70 of 1965, as amended, which:
- (i) is not an hotel;
 - (ii) is not licensed in terms of the Liquor Act, 1977, Act No 87 of 1977, as amended; and
 - (iii) offers accommodation to five or more lodgers at anyone time.
36. Small scale economic Activities mean all retail activities which are operated be an individual rated be an individual on an informal basis provided that each operator occupies a space of no more than 30 square metre in extent. No specific town planning controls except those deemed necessary by the local authority shall be applicable.
37. Fresh produce market means a building and/or land used for the display and selling of fresh produce.
38. Bus and taxi terminus means a building and/or land used for the operation of a private and public bus and taxi services including buildings normally ancillary to a bus and taxi terminus but does not include buildings intended for retail businesses.
39. Guest House means a residential building or dwelling house which do not consist of more than ten (10) guest rooms and of which the restaurant and guest communal facilities caters for the residents only.
40. Tavern means a building in the General Residential or Transitional Zone: General Residential where people can overnight and which has a restaurant which serves meals only to the persons staying at the inn, and their guests, any alcoholic beverages may be served only with meals.
(12/01/1995)(8/1994)
41. Home Business means the carrying out within residential premises of any social, educational, religious, or occupational tasks by the occupier of a dwelling provided that:
- (a) the authority of the local authority shall be obtained;

- (b) the dominant use of the property shall remain residential
- (c) no public display of goods will be permissible;
- (d) any advertising sign, notice shall be to the satisfaction of the local authority;
- (e) the use concerned shall not be noxious;
- (f) the use concerned shall not be disturbing to the neighbours by virtue of noise, dust, fumes, vibration, aesthetics and traffic or any other interference of the amenity of the direct neighbourhood and;
- (g) the use concerned shall not interfere with the amenity of the direct neighbourhood.

42. Shelter means a unit of accommodation of any material whatsoever which does not necessarily comply with the National Building Regulations, as applicable to the local authority's area of jurisdiction.
43. Community Facility means a building and/or land used primarily for social assemblies, gatherings, meetings and sport and recreational purposes.
44. Hawkers means those people who offer goods and services for sale from public places, primarily streets and pavements, usually from either a fixed stall or at a fixed place but may include those who itinerate from place to place.

GENERALLY: Private Open Space not to be included in Table B, but may be included in Table C as a zone.

TABLE B: RESERVATION OF LAND (SEE PART 2 OF CLAUSES)		
COLOUR NOTATION ON SCHEME MAP	USE FOR WHICH LAND IS RESERVED	ADDITIONAL CONTROLS
Green (16)	PUBLIC OPEN SPACE	<ol style="list-style-type: none"> 1. This land is reserved as open space for the use and enjoyment of the public, once such are is in local authority ownership. 2. Works as described in the Local Authority Ordinance No. 25 of 1974 sections 208 and 264, sub-sections (14-20) and 27 are permitted and may include public parks and gardens, recreational grounds, zoological gardens and similar such uses. 3. Attention is drawn to clauses 2.1 and 2.2 of these clauses.
Red (4)	NEW ROADS AND WIDENING OF EXISTING ROADS	<ol style="list-style-type: none"> 1. Proposed reservations for New Roads as shown on the Scheme map to be effective at dates to be determined.
Red (4) Broken line	APPROX. POSITION OF NEW ROADS	<ol style="list-style-type: none"> 1. Final alignment to be determined when development takes place.
Pink (29)	PUBLIC CAR PARK	<ol style="list-style-type: none"> 1. Acquisition or development to be negotiated with lot owners. 2. Parking Garage permitted.
Horizontal Blue Hatch (M) with letters W W	WATER WORKS	<ol style="list-style-type: none"> 1. Reserved for Water Supply authority
Gray (37)	RAILWAY RESERVE	<ol style="list-style-type: none"> 1. Railway purposes and incidental uses permitted.
Orange (36) with letters S D	SEWAGE DISPOSAL WORKS	<ol style="list-style-type: none"> 1. Buildings and other works incidental thereto permitted.
Orange (36) with letter R S	REFUSE SITE	<ol style="list-style-type: none"> 1. Buildings and other works incidental thereto permitted.
Light Green (11)	AIRFIELD	<ol style="list-style-type: none"> 1. Works ancillary to the function of an airfield are permitted.

Dark Brown border (62)	BLACK TOWNSHIP	
Yellow green (15) with Green (16) border and letter C inscribed	CEMETERY	1. Reserved for burial purpose and ancillary buildings, including crematorium.
Green Blue (12)	RIVER RESERVE	1. Reserve to protect the amenity of the water course and to minimize pollution and erosion. 2. Removal of soil and stone not permitted without the authority of the local authority. 3. Local authority shall be permitted to install underground services.
Yellow Green (15)	AMENITY RESERVE	1. This land is reserved to protect the quality of the natural environment but may be used by the public for passive recreation. 2. Subject to clause 3 below a shop restricted to a maximum area of 150 square metre and the sale of non-alcoholic beverages, food, confectionery, tobacco and similar commodities) car parking and public conveniences are permitted and a Place of Public Amusement may be permitted by Special Consent. 3. The design and siting of any building, structure or land use shall take into account any existing indigenous vegetation and no such vegetation shall be removed without the authority of the local authority.
Light yellow (Y) with green bush pattern	C O N S E R V A T I O N RESERVE	1. This is a natural area of land within which the conservation of the scenic beauty, indigenous flora and fauna, water courses and other topographical features, places of historic or scientific interest and the like is of primary importance, No indigenous flora, fauna or any naturally occurring material shall be disturbed or removed. 2. Except where picnic areas and the footpaths through the vegetation have been specially demarcated, the public shall not be admitted. 3. Any work of any kind which is undertaken shall be done in accordance with the layout which shall be a duly adopted provision of the scheme.

TABLE C

In areas where the ruling sizes of the lot per dwelling house is as set out in Column (1), the building line shall not be less than the value in Column (2).

COLUMN 1	COLUMN 2	COLUMN 3
RULING SIZE OF LOT	MINIUM BUILDING LINE	RELAXATION ALLOWED UNDER CLAUSE 3(X)
0-950 950 - 1250 1250 +	5 meter 6 meter 7 meter	4 meter 5 meter 6 meter

TABLE D: USE ZONES				
1	2	3	4	5
USE ZONE	COLOUR NOTATION ON SCHEME MAP	PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED AND LAND MAY BE USED	PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED AND USED AND LAND MAY BE USED ONLY WITH SPECIAL CONSENT	PURPOSES FOR WHICH BUILDINGS MAY NOT BE ERECTED AND USED AND LAND MAY NOT BE USED
SPECIAL RESIDENTIAL 1	Light Yellow (1)	9. Dwelling House	Building and land uses not included in columns 3 and 5.	2. Agricultural Industry 4. Caravan Park 5. Chalet Development 6. Commercial Workshop 8. Drive-in Cinema 11. Extended Residential Building 12. Extractive Industry 13. Funeral Parlour 14. Garage 15. General Industrial Building 18. Light Industrial Building 20. Office Building 21. Parking Garage 22. Place of Public Amusement 27. Residential Building 28. Restaurant 29. Restricted Building 30. Service Industrial Building 31. Service Station 32. Shop 33. Special Industrial Building 34. Warehouse
SPECIAL RESIDENTIAL 2	Bright Yellow	9. Dwelling House	Buildings and land uses not included in columns 3 and 5.	2. Agricultural Industry 4. Caravan Park 5. Chalet Development 6. Commercial Workshop 8. Drive-in Cinema 11. Extended Residential Building 12. Extractive Industry 13. Funeral Parlour 14. Garage 15. General Industrial Building 18. Light Industrial Building 20. Office Building 21. Place of Public Amusement 27. Residential Building 28. Restaurant 29. Restricted Building 30. Service Industrial Building 31. Service Station 32. Shop 33. Special Industrial Building 34. Warehouse
SPECIAL RESIDENTIAL 3	Bright Yellow	9. Dwelling House	16. Small scale economic activities 7. Creche 11. Extended Residential Building 32. Shop 37. Fresh Produce 41. Home business 42. Shelter	Buildings and land uses not included in columns 3 and 4.
GENERAL RESIDENTIAL 1	Dark Brown (62)	9. Dwelling House 17. Launderette 19. Medium Density Housing	Buildings and land uses not included in columns 3 and 5.	2. Agricultural Industry 4. Caravan Park 5. Chalet Development 6. Commercial Workshop

		<ul style="list-style-type: none"> 27. Residential Building 39. Guest House 		<ul style="list-style-type: none"> 8. Drive-in Cinema 11. Extended Residential Building 12. Extractive Industry 13. Funeral Parlour 14. Garage 15. General Industrial Building 18. Light Industrial Building 20. Office Building 22. Place of Public Amusement 29. Restricted Building 30. Service Industrial Building 31. Service Station 32. Shop (other than provided for in clause 4.9 [4]) 33. Special Industrial Building 34. Warehouse
GENERAL RESIDENTIAL 2	Medium Brown (58)	<ul style="list-style-type: none"> 9. Dwelling House 11. Extended Residential Building 17. Launderette 19. Medium Density Housing 27. Residential Building (excluding hotel with liquor license) 39. Guest House 	Buildings and land uses not included in columns 3 and 5.	<ul style="list-style-type: none"> 2. Agricultural Industry 4. Caravan Park 5. Chalet Development 6. Commercial Workshop 8. Drive-in Cinema 11. Extended Residential Building 12. Extractive Industry 13. Funeral Parlour 14. Garage 15. General Industrial Building 20. Office Building 22. Place of Public Amusement 29. Restricted Building 30. Service Industrial Building 31. Service Station 32. Shop (other than provided for in clause 4.9[4]) 33. Special Industrial Building 34. Warehouse
GENERAL RESIDENTIAL 3	Medium Brown (58)	<ul style="list-style-type: none"> 9. Dwelling House 11. Extended Residential Building 19. Medium Density Housing 27. Residential Building (excluded a hotel with liquor license) 	Buildings and land uses not included in columns 3 and 5.	<ul style="list-style-type: none"> 2. Agricultural Industry 4. Caravan Park 5. Chalet Development 6. Commercial Workshop 8. Drive-in Cinema 12. Extractive Industry 13. Funeral Parlour 14. Garage 15. General Industrial Building 18. Light Industrial Building 21. Parking Garage 22. Place of Public Amusement 28. Restaurant 29. Restricted Building 30. Service Industrial Building 31. Service Station 32. Shop 33. Special Industrial Building 34. Warehouse
TRANSITIONAL ZONE : GENERAL RESIDENTIAL 2	Light Yellow (1) with brown (58) edge	<ul style="list-style-type: none"> 9. Dwelling House 	Buildings and land uses not included in columns 3 and 5.	<ul style="list-style-type: none"> 2. Agricultural Industry 4. Caravan Park 5. Chalet Development 6. Commercial Workshop 8. Drive-in Cinema 11. Extended Residential Building 12. Extractive Industry 13. Funeral Parlour 14. Garage 15. General Industrial Building 18. Light Industrial Building 20. Office Building 21. Parking Garage 22. Place of Public Amusement 28. Restaurant 29. Restricted Building 30. Service Industrial Building 31. Service Station 32. Shop 33. Special Industrial Building 34 Warehouse

INTERMEDIATE RESIDENTIAL 1	Light Orange (33)	9. Dwelling House 19. Medium Density Housing	Buildings and land uses not included in columns 3 and 5.	2. Agricultural Industry 4. Caravan Park 5. Chalet Development 6. Commercial Workshop 8. Drive-in Cinema 12. Extractive Industry 13. Funeral Parlour 14. Garage 15. General Industrial Building 16. Institution 18. Light Industrial Building 20. Office Building 21. Parking Garage 22. Place of Public Amusement 27. Residential Building 28. Restaurant 29. Restricted Building 30. Service Industrial Building 31. Service Station 32. Shop 33. Special Industrial Building 34. Warehouse
INTERMEDIATE RESIDENTIAL 2	Light Orange (33) with orange border (36)	9. Dwelling House 19. Medium Density Housing	Buildings and land uses not included in columns 3 and 5.	2. Agricultural Industry 4. Caravan Park 5. Chalet Development 6. Commercial Workshop 8. Drive-in Cinema 12. Extractive Industry 13. Funeral Parlour 14. Garage 15. General Industrial Building 16. Institution 18. Light Industrial Building 20. Office Building 21. Parking Garage 22. Place of Public Amusement 27. Residential Building 28. Restaurant 29. Restricted Building 30. Service Industrial Building 31. Service Station 32. Shop 33. Special Industrial Building 34. Warehouse
ONE HOUSE PER LOT	Yellow Green	9. Dwelling House	Buildings and land uses not included in columns 3 and 5.	2. Agricultural Industry 4. Caravan Park 5. Chalet Development 6. Commercial Workshop 8. Drive-in Cinema 11. Extended Residential building 12. Extractive Industry 13. Funeral Parlour 14. Garage 15. General Industrial Building 20. Office Building 21. Parking Garage 22. Place of Public Amusement 27. Residential Building 28. Restaurant 29. Restricted Building 30. Service Industrial Building 31. Service Station 32. Shop 33. Special Industrial Building 34. Warehouse
GENERAL COMMERCIAL 1	Blue (16)	6. Commercial Workshop 17. Launderette 20. Office Building 22. Place of Public Amusement 27. Residential Building (except on ground floor, excluded a hotel and tavern) 28. Restaurant	Buildings and land uses not included in columns 3 and 5.	1. Agricultural Building 2. Agricultural Industry 4. Caravan Park 5. Chalet Development 8. Drive-in Cinema 9. Dwelling House 11. Extended Residential Building 12. Extractive Industry 14. Garage

		<ul style="list-style-type: none"> 32. Shop 34. Warehouse 39. Guest House 		<ul style="list-style-type: none"> 15. General Industrial Building 16. Institution 18. Light Industrial Building 19. Medium Density Housing 27. Residential Building (on ground floor) 29. Restricted Building 30. Service Industrial Building 33. Special Industrial Building 35. Boarding House
GENERAL COMMERCIAL 2	Light Blue (5) with blue (6) conglomerate pattern	<ul style="list-style-type: none"> 6. Commercial Workshop 17. Launderette 20. Office Building 22. Place of Public Amusement 25. Public Office 27. Residential Building (except on ground floor, excluded a hotel and tavern) 28. Restaurant 32. Shop 34. Warehouse 39. Guest House 	Buildings and land uses not included in columns 3 and 4.	<ul style="list-style-type: none"> 1. Agricultural Building 2. Agricultural Industry 4. Caravan Park 5. Chalet Development 8. Drive-in Cinema 9. Dwelling House 11. Extended Residential Building 12. Extractive Industry 14. Garage 15. General Industrial Building 16. Institution 18. Light Industrial Building 19. Medium Density Housing 27. Residential Building (on ground floor) 29. Restricted Building 30. Service Industrial Building 33. Special Industrial Building 35. Boarding House
LIMITED COMMERCIAL	Light Blue (5)	<ul style="list-style-type: none"> 6. Commercial Workshop 17. Launderette 20. Office Building 25. Public Office 27. Residential Building (except on ground floor excluded a hotel and tavern) 28. Restaurant 32. shop 39. Guest House 	Buildings and land uses not included in columns 3 and 5.	<ul style="list-style-type: none"> 1. Agricultural Building 2. Agricultural Industry 4. Caravan Park 5. Chalet Development 8. Drive-in Cinema 9. Dwelling House 11. Extended Residential Building 12. Extractive Industry 14. Garage 15. General Industrial Building 16. Institution 18. Light Industrial Building 19. Medium Density Housing 21. Parking Garage 27. Residential Building (on ground floor) 29. Restricted Building 30. Service Industrial Building 33. Special Industrial Building
TRANSITIONAL ZONE : LIMITED COMMERCIAL	Light blue (5) with black cross shading	<ul style="list-style-type: none"> 9. Dwelling House 	<p>Buildings and land uses not included in columns 3 and 5.</p> <ul style="list-style-type: none"> 7. Creche 11. Extended Residential Building 16. Institution 19. Medium Density Housing 27. Residential Building 	<ul style="list-style-type: none"> 1. Agricultural Building 2. Agricultural Industry 4. Caravan Park 5. Chalet Development 8. Drive-in Cinema 12. Extractive Industry 14. Garage 15. General Industrial Building 18. Light Industrial Building 21. Parking Garage 29. Restricted Building 30. Service Industrial Building 33. Special Industrial Building

LIGHT INDUSTRIAL	Red Purple (19)	<p>6. Commercial Workshop</p> <p>9. Dwelling House (subject to the restriction contained in paragraph 4, column 3 of table E)</p> <p>18. Light Industrial Building</p> <p>25. Public Office</p> <p>27. Residential Building (subject to the restriction contained in paragraph 4, column 3 of Table E)</p> <p>30. Service Industrial Building</p> <p>34. Warehouse</p>	<p>Buildings and land uses not included in columns 3 and 5.</p> <p>(In the case of a shop reference should be made to annexure F)</p>	<p>4. Caravan Park</p> <p>5. Chalet Development</p> <p>7. Crèche</p> <p>9. Dwelling House</p> <p>10. Educational Building</p> <p>11. Extended Residential Building</p> <p>12. Extractive Industry</p> <p>15. General Industrial Building</p> <p>16. Institution</p> <p>19. Medium Density Housing</p> <p>22. Place of Public Amusement</p> <p>23. Place of Public Assembly</p> <p>27. Residential Building</p> <p>29. Restricted Building</p> <p>33. Special Industrial Building</p> <p>35. Boarding House</p> <p>39. Guest House</p>
GENERAL INDUSTRIAL	Purple (20)	<p>6. Commercial Workshop</p> <p>9. Dwelling House (subject to the restriction contained in paragraph 4, column 3 and Table E)</p> <p>15. General Industrial Building</p> <p>18. Light Industrial Building</p> <p>25. Public Office</p> <p>27. Residential Building (subject to the restriction contained in paragraph 4, column 3 of Table E)</p> <p>30. Service Industrial Building</p> <p>34. Warehouse</p>	<p>Buildings and land uses not included in columns 3 and 5.</p> <p>32. Shop</p> <p>(In the case of a shop reference should be made to annexure F)</p>	<p>4. Caravan Park</p> <p>5. Chalet Development</p> <p>7. Creche</p> <p>9. Dwelling House</p> <p>10. Educational Building</p> <p>11. Extended Residential Building</p> <p>12. Extractive Industry</p> <p>13. Funeral Parlour</p> <p>16. Institution</p> <p>19. Medium Density Housing</p> <p>22. Place of Public Amusement</p> <p>23. Place of Public Assembly</p> <p>27. Residential Building</p> <p>29. Restricted Building</p> <p>33. Special Industrial Building</p> <p>35. Boarding House</p> <p>39. Guest House</p>
SERVICE INDUSTRIAL	Light Purple (17)	<p>6. Commercial Workshop</p> <p>9. Dwelling House (subject to the restriction contained in paragraph 4, column 3 of Table E)</p> <p>25. Public Office</p> <p>27. Residential Building (subject to the restriction contained in paragraph 4, column 3 of Table E)</p> <p>30. Service Industrial Building</p> <p>34. Warehouse</p>	<p>Buildings and land uses not included in columns 3 and 5.</p> <p>(In the case of a shop reference should be made to Annexure F)</p>	<p>2. Agricultural Industry</p> <p>4. Caravan Park</p> <p>5. Chalet Development</p> <p>7. Creche</p> <p>8. Drive-in Cinema</p> <p>9. Dwelling House</p> <p>10. Educational Building</p> <p>11. Extended Residential Building</p> <p>12. Extractive Industry</p> <p>15. General Industrial Building</p> <p>16. Institution</p> <p>19. Medium Density Housing</p> <p>22. Place of Public Amusement</p> <p>23. Place of Public Assembly</p> <p>27. Residential Building</p> <p>29. Restricted Building</p> <p>33. Special Industrial Building</p> <p>35. Boarding House</p> <p>39. Guest House</p>
EXTRACTIVE INDUSTRIAL	Purple Aggregate (X)	<p>9. Dwelling House (restricted to the accommodation of a manager, foreman or caretaker)</p> <p>12. Extractive Industry</p> <p>27. Residential Building (restricted to the accommodation of a</p>	<p>15. General Industrial Building (restricted to the manufacture and storage of produce based upon or associated with the raw material,</p>	<p>Buildings and land uses not included in columns 3 and 4.</p>

		manager, foreman or caretaker)	extracted from the land) 26. Recreational	
EDUCATION	Yellow Green (15) with orange border (36)	9. Dwelling House 10. Educational 23. Place of Public Assembly 24. Private Recreation Area 26. Recreational Building	Buildings and land uses not included in columns 3 and 5.	2. Agricultural Industry 4. Caravan Park 5. Chalet Development 6. Commercial Workshop 8. Drive-in Cinema 12. Extractive Industry 13. Funeral Parlour 14. Garage 15. General Industrial Building 18. Light Industrial Building 20. Office Building 21. Parking Garage 22. Place of Public Amusement 29. Restricted Building 30. Service Station 32. Shop 33. Special Industrial Building 35. Boarding House 39. Guest House
ADMINISTRATION	Orange (36)	9. Dwelling House 10. Educational Building 16. Institution 22. Place of Public Amusement 23. Place of Public Assembly 25. Public Office 26. Recreational Building	Buildings and land uses not included in columns 3 and 5.	2. Agricultural Industry 4. Caravan Park 5. Chalet Development 6. Commercial Workshop 8. Drive-in Cinema 11. Extended Residential Building 12. Extractive Industry 13. Funeral Parlour 14. Garage 15. General Industrial Building 18. Light Industrial Building 19. Medium Density Housing 20. Office Building 27. Residential Building 29. Restricted Building 30. Service Industrial Building 31. Service Station 33. Special Industrial Building 39. Guest House
AGRICULTURE	Green Brown (50)	1. Agricultural Building 3. Agricultural Land 9. Dwelling House	2. Agricultural Industry 4. Caravan Park 8. Drive-in Cinema 12. Extractive Industry 16. Institution 24. Private Recreation Area 26. Recreational Building 31. Service Station Any buildings and land uses not listed in Table A.	Buildings and land used not included in columns 3 and 4.
CARAVAN PARK	Light Orange with stipple (w)	4. Caravan Park 17. Launderette 24. Private Recreation Area 26. Recreational Building	3. Agricultural Land 5. Chalet Development 28. Restaurant 32. Shop (restricted to the sale of day to day commodities)	Buildings and land uses not included in columns 3 and 4.

WORSHIP	Orange (36) with letter W	9. Dwelling House 23. Place of Public Assembly 24. Private Recreation Area	7. Creche (proved it is an ancillary use) 10. Educational Building 16. Institution 26. Recreational Building Any buildings and land uses not listed in Table A.	Buildings and land uses not included in columns 3 and 4.
GARAGE	Blue Purple (61)	14. Garage 31. Service Station	21. Parking Garage 32. Shop (with the condition that the shop be an ancillary use to the sale of petrol)	Buildings and land uses not included in columns 3 and 4.
SERVICE STATION	Blue Purple (61) with letters P.F.S inscribed	31. Service Station	14. Garage 21. Parking Garage 28. Restaurant 32. Shop	Buildings and land uses not included in columns 3 and 4.
PRIVATE OPEN SPACE	Yellow green (15) with green border (16)	24. Private Recreation Area 26. Recreational Building	3. Agricultural Land 7. Creche 9. Dwelling House 22. Place of Public Amusement 23. Place of Public Assembly 27. Residential Buildings (restricted to a single flat for a manager or caretaker)	Buildings and land uses not included in columns 3 and 4.
RETIREMENT VILLAGE	Light Brown (52)	9. Dwelling House 16. Institution 17. Launderette 19. Medium Density Housing 20. Office Buildings (restricted to the running of the retirement village and doctors rooms) 24. Private Recreation Area 26. Recreational Building	1. Agricultural Building 3. Agricultural Land 28. Restaurant 32. Shop	Buildings and land uses not included in columns 3 and 4.
RESORT ZONE	Light Pink	5. Chalet Development 17. Launderette 19. Medium Density Housing 22. Place of Public Amusement 24. Private Recreation Area 25. Public Office 26. Recreation Building 28. Restaurant 32. Shop 39. Guest House 40. Tavern	Buildings and land uses not included in columns 3 and 5.	1. Agricultural Building 2. Agricultural Industry 3. Agricultural Land 12. Extractive Industry 13. Funeral Parlour 14. Garage 15. General Industrial Building 16. Institution 18. Light Industrial Building 21. Parking Garage 29. Restricted Building 31. Service Station 33. Special Industrial Building 34. Warehouse 35. Boarding House 38. Bus and Taxi Terminal

PUBLIC BUS TERMINUS	Light Pink with letter PBT inscribed	6. Commercial Workshop 17. Launderette 20. Office Building 21. Parking Garage 22. Place of Public Amusement 25. Public Office 27. Residential Building (restricted to a dwelling unit with a maximum floor area of 100 m ² to accommodate a manager, foreman or caretaker) 28. Restaurant 32. Shop	13. Funeral Parlour 23. Place of Public Assembly 24. Private Recreation Area 26. Recreation Building 30. Service Industrial Building	1. Agricultural Building 2. Agricultural Industry 3. Agricultural Land 4. Caravan Park 5. Chalet Development 7. Creche 8. Drive-in Cinema 9. Dwelling House 10. Education Building 11. Extended Residential Building 12. Extractive Industry 14. Garage 15. General Industrial Building 16. Institution 18. Light Industrial Building 19. Medium Density Housing 27. Residential Building 29. Restricted Building 31. Service Station 33. Special Industrial Building 34. Warehouse 35. Boarding House 39. Guest House
SPECIAL ZONE 1 Lot 938	White (1) with Orange edge	Auction mart	Buildings and land uses not included in columns 3.	Buildings and land uses not included in columns 3.
SPECIAL ZONE 2 Lots 2179 and 2180	White (2) with orange edge	Broadcasting and television purposes including activities offices, studios, workshops and relevant buildings	Building and land uses not included in column 3.	Buildings and land uses not included in column 3
SPECIAL ZONE 3 Lot 2536	White with orange border	22. Place of Public Amusement 27. Residential Building 31. Service Station 32. Shop 36. Small scale Economic Activities 37. Fresh Produce Market 38. Bus and Taxi Terminus	Buildings and land uses not included in columns 3 and 5.	Buildings and land uses not included in columns 3 and 4.
SPECIAL ZONE 4 Lot 2438	White with orange border	14. Garage 27. Residential Building (Limited to overnight and ablution facilities for truck drivers only) 28. Restaurant 31. Service Station	Buildings and land uses not included in columns 3 and 5.	Buildings and land uses not included in columns 3 and 4.
SPECIAL ZONE 5	White with orange border with number (5)	6. Commercial Workshop 10. Educational Building 17. Launderette 18. Light Industrial Building 20. Office Building 22. Place of Public Amusement 23. Place of Public Assembly 25. Public Office 27. Residential Building 28. Restaurant 30. Service Industrial Building 32. Shop 36. Small scale Economic Activities 37. Fresh Produce Market 40. Tavern	Buildings and land uses not included in columns 3 and 5.	9. Dwelling House 12. Extractive Industry 13. Funeral Parlour 15. General Industrial Building 16. Institution 19. Medium Density Housing 29. Restricted Building 33. Special Industrial Building 34. Warehouse 39. Guest House Shelter

T A B L E E : D E N S I T Y

DENSITY ZONE	MAXIMUM PERMITTED FAR, COVERAGE AND HEIGHT	ADDITIONAL CONTROLS												
SPECIAL RESIDENTIAL 1	0,35 : 35 : 2	<ol style="list-style-type: none"> 1. Minimum lot area as per clause 5.2 (ii). 2. Where the lot is used exclusively for Medium Density Housing purposes, the minimum lot area shall be 1 800 m² and the maximum number of units which may be established shall be as per clause 4.7.6 (ii). 3. A Medium Density Housing site shall be subject to the provision of a sewage disposal system to the satisfaction of the local authority. 4. The following minimum floor are will be applicable <table border="0" style="margin-left: 20px;"> <tr> <td style="padding-right: 20px;">Lot size</td> <td>Minimum floor area as % of lot size</td> </tr> <tr> <td>Larger than 1500m²</td> <td>7%</td> </tr> <tr> <td>1201m² to 1500m²</td> <td>8%</td> </tr> <tr> <td>1001m² to 1200m²</td> <td>9%</td> </tr> <tr> <td>450m² to 1000</td> <td>10%</td> </tr> <tr> <td>smaller than 450m²</td> <td>according to National Building regulations</td> </tr> </table> 5. Notwithstanding the above, the applicant will be able to lodge a Special Consent application for the erection of a smaller floor area than the minimum listed above. 	Lot size	Minimum floor area as % of lot size	Larger than 1500m ²	7%	1201m ² to 1500m ²	8%	1001m ² to 1200m ²	9%	450m ² to 1000	10%	smaller than 450m ²	according to National Building regulations
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1001m ² to 1200m ²	9%													
450m ² to 1000	10%													
smaller than 450m ²	according to National Building regulations													
SPECIAL RESIDENTIAL 2	0,35 : 35 : 2	<ol style="list-style-type: none"> 1. Minimum lot are as per clause 5.2 (ii). 2. Where the lot is used exclusively for Medium Density Housing purposes. The minimum lot area shall be 1 800 m² and the maximum number of units which may be established shall be as per clause 4.7.6 (ii). 3. A Medium Density Housing site shall be subject to the provision of a sewerage disposal system to the satisfaction of the local uthority. 4. The following minimum floor area will be applicable <table border="0" style="margin-left: 20px;"> <tr> <td style="padding-right: 20px;">Lot size</td> <td>Minimum floor area as % of lot ize</td> </tr> <tr> <td>Larger than 1500m²</td> <td>7%</td> </tr> <tr> <td>1201m² to 1500m²</td> <td>8%</td> </tr> <tr> <td>1001m² to 1200m²</td> <td>9%</td> </tr> <tr> <td>450m² to 1000m²</td> <td>10%</td> </tr> <tr> <td>smaller than 450m²</td> <td>according to National Building regulations</td> </tr> </table> 5. Notwithstanding the above , the applicant will be able to lodge a Special Consent application for the erection of a smaller floor area than the minimum listed above. 	Lot size	Minimum floor area as % of lot ize	Larger than 1500m ²	7%	1201m ² to 1500m ²	8%	1001m ² to 1200m ²	9%	450m ² to 1000m ²	10%	smaller than 450m ²	according to National Building regulations
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450m ² to 1000m ²	10%													
smaller than 450m ²	according to National Building regulations													
SPECIAL RESIDENTIAL 3	0,5 : 50 : 2	<ol style="list-style-type: none"> 1. Minimum lot area 250m² 2. In those instances where the dwelling units are of a row housing type, the local authority may waive the side space requirements. 3. Subject to the provision of a sewage disposal system to the satisfaction of the local authority. 4. For lots exceeding 450m² the maximum coverage will be 35% and maximum FAR 0,35. 												
GENERAL RESIDENTIAL 1	0,75 : 30 : 6	<ol style="list-style-type: none"> 1. Minimum lot area as per clause 5.2 (iii). 												

		<ol style="list-style-type: none"> 2. Accommodation for motor vehicles to be provided on lot as per clause 6.5. 3. Provision to be made for landscaping and maintaining the grounds to the satisfaction of the local authority, and not less Than 25 percent of the site shall be set aside and maintained as a garden and play area, which must be kept free of parking space and drive-ways. 4. A maximum F.A.R and Coverage of 1,0 and 40 percent respectively is permitted for a licensed hotel. 5. Subject to the provision of sewage disposal system to the satisfaction of the local authority. 6. Where the lot is used exclusively for medium Density Housing the requirements of clause 4.7 shall apply and the maximum coverage may be increased to 35 percent.
GENERAL RESIDENTIAL 2	0,50 : 30 : 3	<ol style="list-style-type: none"> 1. Minimum lot area as per clause 5.2 (iii). 2. Accommodation for motor vehicles to be provided on lot as per clause 6.6. 3. Provision is to be made for landscaping and maintaining the grounds to the satisfaction of the local authority, and not less than 25 percent of the site shall be set aside and maintained as a garden and play area, which must be kept free of parking space and driveways. 4. Subject to the provision of a sewage disposal system to the satisfaction of a local authority. 5. Where the lot is used exclusively for Medium Density Housing the requirements of clause 4.7 shall apply, the density shall be limited to 30 dwelling units per hectare and the maximum coverage may be increased to 35 percent.
GENERAL RESIDENTIAL 3	0,50 : 35 : 3	<ol style="list-style-type: none"> 1. Minimum lot area as per clause 5.2 (iii). 2. Accommodation for motor vehicles to be provided on lot as per clause 6.6. 3. Provision is to be made for landscaping and maintaining the grounds to the satisfaction of the local authority, and not less than 25 percent of the site shall be set aside and maintained as a garden and play area, which must be kept free of parking space and driveways. 4. Subject to the provision of a sewage disposal system to the satisfaction of the local authority. 5. A maximum of 35 percent of the total allowable developable area may be used for the purpose of office building. The development of the section which is going to be used for office purposes must occur simultaneously or after the development of the section which are for residential purposes.
TRANSITIONAL ZONE GENERAL RESIDENTIAL 2	0,50 : 30 : 3	<ol style="list-style-type: none"> 1. Minimum lot area as per clause 5.2 (iii). 2. Accommodation for motor vehicles to be provided on lot as per clause 6.6. 3. Provision is to be made for landscaping and maintaining the grounds to the satisfaction of the local authority, and not less than 25 percent of the site shall be set aside and maintained as a garden and play area, which must be kept free of parking space and driveways. 4. Subject to the provision of a sewage disposal system to the satisfaction of the local authority. 5. Where the lot is used exclusively for Medium Density Housing the requirements of clause 4.7 shall apply; the density shall be limited to 30 dwelling units per hectare and the maximum coverage may be

		increased .
INTERMEDIATE RESIDENTIAL 1	Nil : 35 : 3	<ol style="list-style-type: none"> 1. Minimum lot area as per clause 5.2 (iv). 2. Accommodation for motor vehicles to be provided on lot as per clause 6.6. 3. Subject to the provision of a sewage disposal system to the satisfaction of the local authority. 4. The requirements of clause 4.7 shall apply and the density shall be limited to 20 (twenty) dwelling units per hectare.
INTERMEDIATE RESIDENTIAL 2	Nil : 35 : 3	<ol style="list-style-type: none"> 1. Minimum lot area as per clause 5.2 (iv) 2. Accommodation for motor vehicles to be provided on lot as per clause 6.6. 3. Subject to the provision of a sewage disposal system to the satisfaction of the local authority. 4. The requirements of clause 4.7 shall apply and the density shall be limited to 16 (sixteen) dwelling units per hectare.
ONE HOUSE PER LOT	0,35 : 35 : 2	<ol style="list-style-type: none"> 1. Where the lot is used exclusively for Medium Density Housing purposes, the minimum lot area shall be 1 800 m² and the maximum number of units which may be established shall be as per clause 4.7.6 (ii). 2. A Medium Density Housing site shall be subject to the provision of a sewage disposal system to the satisfaction of the local authority. 3. No subdivision is allowed. 4. F.A.R and coverage of 0,5 and 50 percent is applicable on lots smaller than 450 m² which is situated in Extent ion 10.
GENERAL COMMERCIAL 1	1,5 : 80 : 6	<ol style="list-style-type: none"> 1. Minimum lot area as per clause 5.2 (vi) and (vii). 2. Accommodation for motor vehicles to be provided on lot as per clause 6.6. 3. Where residential use is included in a composite building F.A.R for such residential use shall not exceed 0,35 and the total coverage for all buildings shall not exceed 50%; provided that where the building is to comprise a commercial use with one flat (not exceeding 84 m² in extent) for a manager or care taker, the maximum coverage of 80% shall continue to apply. 4. Where a recreational space, conveniently accessible from all parts of the residential area of the composite building and open to the sky is provided above the ground floor level, the coverage may be increased above 50% but not exceeding 80%, by an amount equal to the area of such recreational space shall be designed, laid-out, furnished and landscaped to the satisfaction of the local authority. 5. Subject to the provision of a sewage disposal system to the satisfaction of the local authority. 6. The residential area of a hotel or tavern may not directly border the street front of the stand.
GENERAL COMMERCIAL 2	2,0 : 80 : 6	<ol style="list-style-type: none"> 1. Minimum lot area as per clause 5.2 (vi) and (vii). 2. Accommodation for motor vehicles to be provided on lot as per clause 6.6. 3. Where residential use is included in a composite building F.A.R. for such residential use shall not exceed 0,35 and the total coverage for all buildings shall not exceed 50%; provided that where the building is to comprise a commercial use with one flat (not exceeding 84 m² in

		<p>extent) for a manager or care taker, the maximum coverage of 80% shall continue to apply.</p> <p>4. Where a recreational space, conveniently accessible from all parts of the residential area of the composite building and open to the sky is provided above the ground floor level, the coverage may be increased above 50% but not exceeding 80%, by an amount equal to the area of such recreational space, provided that such recreational space shall be designed, laid-out, furnished and landscaped to the satisfaction of the local authority.</p> <p>5. Subject to the provision of a sewage disposal system to the satisfaction of the local authority.</p> <p>6. The residential area of a hotel or tavern may not directly border the street front of the stand.</p>
LIMITED COMMERCIAL	<p>0,50 : 50 : 2</p> <p>(Except in the case of special residential function where a FAR of 0,35 and coverage of 35% will apply.)</p> <p>(12.01.1995)</p>	<p>1 Minimum lot area as per clause 5.2 (vi) and (vii).</p> <p>2 Accommodation for motor vehicles to be provided on lot as per clause 6.6.</p> <p>3 Residential use limited to upper floor.</p> <p>4 Subject to the provision of a sewage disposal.</p> <p>5 The residential area of a hotel or tavern may not directly border the street front of the stand.</p>
TRANSITIONAL ZONE LIMITED COMMERCIAL	<p>0,50 : 50 : 2</p>	<p>1 Minimum lot area as per clause 5.2 (vi) and (vii).</p> <p>2 Accommodation for motor vehicles to be provided on lot as per clause 6.6.</p> <p>3 Residential use limited to upper floor.</p> <p>4 Subject to the provision of a sewage disposal.</p> <p>5 The residential area of a hotel or tavern may not directly border the street front of the stand.</p>
LIGHT INDUSTRIAL	<p>0,50 : 50 : 2</p>	<p>1 Minimum lot area as per clause 5.2 (viii).</p> <p>2 Accommodation for motor vehicles to be provided on lot as per clause 6.6.</p> <p>3 Where a building line is laid down in an Industrial Zone, no building, boundary, walls and fences shall be erected between the building line and the street boundary. The area between such building line and street boundary is to be landscaped by the owner or occupier of the lot to the satisfaction of the local authority and may not be used for the storage of goods, depositing of refuse or any other use, which in the opinion of the local authority will detract from the visual amenities of the area.</p> <p>4 Notwithstanding the requirements of Table C, one dwelling unit may be permitted on each Industrial site to accommodate a manager, foreman or caretaker. The size of the residential unit including the outbuildings shall not be more than 100 square metre.</p> <p>5 When granting special consent for a shop, reference should be made to Annexure F.</p>
DENSITY ZONE	<p>MAXIMUM PERMITTED FAR, COVERAGE AND HEIGHT</p>	<p>ADDITIONAL CONTROLS</p>

SERVICE INDUSTRY	0,50 : 50 : 2	<p>1 Minimum lot area as per clause 5.2 (viii).</p> <p>2 Accommodation for motor vehicles to be provided on lot as per clause 6.6.</p> <p>3 Where a building line is laid down in an Industrial Zone, no building, boundary, walls and fences shall be erected between the building line and the street boundary. The area between such building line and street boundary is to be landscaped by the owner or occupier of the lot to the satisfaction of the local authority and may not be used for the storage of goods, depositing of refuse or any other use, which in the opinion of the local authority will detract from the visual amenities of the area.</p> <p>4 Notwithstanding the requirements of Table C, one dwelling unit may be permitted on each Industrial site to accommodate a manager, foreman or caretaker. The size of the residential unit including the outbuildings shall not be more than 100 square metre.</p> <p>5 When granting special consent for a shop, reference should be made to Annexure F.</p>
WORSHIP	0,50 : 40 : No limit	<p>1 Minimum lot area as per clause 5.2 (xiii).</p> <p>2 Accommodation for motor vehicles to be provided on lot as per clause 6.6.</p> <p>3 Side and rear space provisions as for residential building.</p>
AGRICULTURE	0,125 : 12,5 : 2	<p>1 Minimum lot area as per clause 5.2 (ix).</p>
PRIVATE OPEN SPACE	0,15 : 15 : 2	
GARAGE and SERVICE STATION	0,40 : 60 : 2	<p>1 Minimum lot area as per clause 5.2 (xii).</p> <p>2 Accommodation for motor vehicles to be provided on lot as per clause 6.6.</p> <p>3 In addition to the general requirements of the Scheme special attention is drawn to clause 4.8.</p>
CARAVAN PARK	0,20 : 25 : 2	<p>1 Minimum lot area 1 Ha.</p> <p>2 Maximum floor area of shop and Restaurant 100 square meter.</p> <p>3 Subject to the provision of a sewage disposal system to the satisfaction of the local authority.</p>
SPECIAL ZONE 1	0,2 : 25 : 2	
SPECIAL ZONE 2 Lots 2179 an 2180	0,5 : 50 : 2	<p>1 Minimum lot area as per clause 5.2 (vi).</p> <p>2 Accommodation for motor vehicles to be provided on lot as per clause 6.6.</p> <p>3 Residential use limited to upper floor.</p> <p>4 Subject to the provision of a sewage disposal system to the satisfaction of the local authority.</p>

<p>SPECIAL ZONE 3 Lot 2536</p>	<p><u>Shop</u> Coverage 18% FAR 0,21 Height 2 <u>Service Station</u> Coverage 2% FAR 0,02 Height 2 <u>Place of Public Amusement</u> Coverage 1% FAR 0,01 Height 2 <u>Small scale economic activities</u> Coverage 4% FAR 0,04 <u>Bus and taxi terminus</u> Coverage 11% Far 0,11 Height 2 <u>Fresh produce market</u> Coverage 1% FAR 0,01 Height 2 <u>Residential Building</u> Coverage 2% FAR 0,02 Height 1</p>	<p>1 The maximum square meters which may be used for the different land uses are as follows:</p> <table border="0" style="margin-left: 40px;"> <tr><td>Shop</td><td style="text-align: right;">14 400 m²</td></tr> <tr><td>Service Station</td><td style="text-align: right;">1 600 m²</td></tr> <tr><td>Place of Public Amusement</td><td style="text-align: right;">1 000 m²</td></tr> <tr><td>Small scale economic activities</td><td style="text-align: right;">9 629 m²</td></tr> <tr><td>Bus and taxi terminus</td><td style="text-align: right;">26 032 m²</td></tr> <tr><td>Fresh produce market</td><td style="text-align: right;">6 300 m²</td></tr> <tr><td>Private recreation area</td><td style="text-align: right;">8 000 m²</td></tr> <tr><td>Residential building</td><td style="text-align: right;">1 400 m²</td></tr> </table> <p>2 Building lines will be in accordance to clause 3.1 (i).</p> <p>3 Each operator of a small scale economic activity may occupies a space of no more than 30 m² in extent. No specific town planning controls except those deemed necessary by the local authority shall be applicable.</p> <p>4 No further subdivision is to be permitted within lot 2536.</p> <p>5 The development shall be in accordance with the layout as shown on Tracing No. 5835. The local authority may, at its discretion allow minor deviations from the layout if in its opinion they will serve to improve the overall development.</p>	Shop	14 400 m ²	Service Station	1 600 m ²	Place of Public Amusement	1 000 m ²	Small scale economic activities	9 629 m ²	Bus and taxi terminus	26 032 m ²	Fresh produce market	6 300 m ²	Private recreation area	8 000 m ²	Residential building	1 400 m ²
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<p>SPECIAL ZONE 4 Lot 2438</p>	<p><u>Garage/Service Station</u> Coverage 9% FAR 0,09 Height 2 <u>Restaurant</u> Coverage 1% FAR 0,01 Height 1 <u>Residential Building</u> Coverage 1% FAR 0,02 Height 2</p>	<p>1 The maximum square metres which may be used for the different land uses are as follows:</p> <table border="0" style="margin-left: 40px;"> <tr><td>Garage/service station</td><td style="text-align: right;">3 600 m²</td></tr> <tr><td>Restaurant</td><td style="text-align: right;">400 m²</td></tr> <tr><td>Residential Building</td><td style="text-align: right;">800 m²</td></tr> </table> <p>2 Building lines will be in accordance to clause 3.1 (i).</p> <p>3 Conditions as set out by the NPA: Roads Branch must be taken in consideration with the development of the premises.</p> <p>4 The premises must be fenced in to the satisfaction of the Local Government.</p>	Garage/service station	3 600 m ²	Restaurant	400 m ²	Residential Building	800 m ²										
Garage/service station	3 600 m ²																	
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<p>SPECIAL ZONE 5</p>	<p>0,30 : 35% : 4</p>	<p>1 Any additional development of the site shall be subject to the Council's approval of a lay out plan which shall indicate the position and extent of existing and proposed uses and buildings, and shall be further subject to the provision of a sewage disposal system to the satisfaction of the local authority.</p>																
<p>RESORT ZONE</p>	<p>0,20 : 25 : 2</p>	<p>1 Minimum lot area 1 Ha.</p> <p>2 Maximum floor area of shop and Restaurant 100 square meter.</p> <p>3 Provision to be made for landscaping and maintaining the grounds to the satisfaction of the local authority.</p> <p>4 Subject to the provision of a sewage disposal system to the satisfaction of the local authority.</p>																
<p>PUBLIC BUS TERMINUS</p>	<p>0,50 : 50 : 2</p>																	

<p>RETIREMENT VILLAGE</p>	<p>0,35 : 35 : 2</p>	<ol style="list-style-type: none"> 1 Accommodation for motor vehicles to be provided on the lot as per clause 6.6 (i) and 6.6 (ii). 2 Maximum floor area of shop shall be 100 square metre. 3 The shop and restaurant facilities shall be for exclusive use of the residents of the retirement village and their guests and shall not serve the general public. 4 A frail care centre, dining and recreation facilities shall be provided to the satisfaction of the local authority. Where the development is phased these facilities shall be provided for the first phase of development. 5 The provisions of clause 4.7 shall apply with regard to the design and layout of dwelling units. The density shall be limited to 20 dwelling units per hectare where the units are 75 square meter or larger and 30 dwelling units per hectare when smaller than 75 square metre. 6 Unless authorized by the local authority, not more than 10 dwelling units in one continuous block shall be permitted and the space between blocks shall not be less than 4 metres. 7 Provision is to be made for landscaping and maintaining the grounds to the satisfaction of the local authority. 8 Subject to the provision of a sewage disposal system to the satisfaction of the local authority. 9 Minimum lot area as per clause 5.2 (ix).
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ANNEXURE A

TOWN PLANNING ORDINANCE NO 27 OF 1949 (AS AMENDED)

SECTION 47 bis

In terms of Proclamation No 101 of 1978, which was published in the Official Gazette of Natal dated 3 August 1978, the above Ordinance has been further amended. The Ordinance now stipulates that with effect from the above date, the procedure to be carried out by any local authority or joint committee for adopting, altering, residing or amending provisions of a Town Planning Scheme in course of preparation shall be as follows:

LOCAL AUTHORITY

- Action (1) Resolves to amend scheme and advertises at its own cost as shown Section 47 bis (1) (a) hereunder and if necessary sends copy of notice to any affected contiguous Local Authority.
- Action (2)
- (i) Publish during the same week in both official languages in Section 47 bis (1) (b) the Provincial Gazette and in newspapers.
 - (ii) Publish in the same newspapers during succeeding week.
 - (iii) Post on the public notice board etc. from date of first publication until closing date of objections.
 - (iv) Objectors must be given not less than 21 days from the date of publication of the notice in the Gazette to lodge objections and a CLOSING DATE for objections MUST BE SPECIFIED (late objections etc. may be condoned by the Local Authority if received before the matter has been considered by the Local Authority).
- Action (3) (a) Within 12 weeks of closing date of objections (or such Section 47 bis (2) (a) further period as the Commission may determine) Local Authority must decide whether or not to proceed with the amendment (with or without modifications).
- Action (4) (b) If the Local Authority decides to proceed it must forthwith Section 47 bis (2) (b) notify the Commission and must send the following documents:
- (i) A certified copy of the resolution.
 - (ii) A copy of the notice and proof of publication.
 - (iii) Copies of objections and representations if any, and comments on these.

(iv) Explanation as to why amendment necessary (fully motivated).

(v) Any relevant plans and documents.

NOTE :IF THE LOCAL AUTHORITY DECIDES NOT TO PROCEED THE COMMISSION IS NOT ADVISED.

COMMISSION

Action (1) Grant extension of time to Local Authority to deal with amendment Section 47 bis (2) (a) (if requested to do so by Local Authority).

Action (2) (I) Within 8 weeks of receipt of notification of the amendment Section 47 bis (3) from the Local Authority, Commission must consider matter and advise Local Authority.

OR

(ii) (a) Commission may extend period within which to consider the matter for a further 4 weeks beyond statutory period.

(b) Local Authority must be advised of this extension.

OR

Action (4) (iii) Further extension may be taken out but only with Administrator's consent.

(a) Commission must approve further extension.

(b) Local Authority must be advised that Consent is being sought.

(c) Seek Administrator's consent (delegated) .

OR/AND

Action (5) (iv) Exercise any of the powers conferred upon it by 6).

(v) **COMMISSION MUST ADVISE LOCAL AUTHORITY OF ITS OPINION BEFORE THE EXPIRATION ON ANY OF THE PERIODS REFERRED TO ABOVE.**

LOCAL AUTHORITY

Action (5) Considers objection etc. and Commission's opinion and resolves: Section 47 bis (4) (a)

- (a) to adopt said - without modifications provisions or - with modifications amendment - contrary to Commission's opinion.

If modifications are not considered by the Local Authority to be trivial, then they should proceed afresh in usual way.

OR

- Action (6) (b) to abandon. Section 47 bis (4) (b)

IN ANY ACTION REFERRED TO ABOVE LOCAL AUTHORITY MUST NOTIFY THE COMMISSION WITHIN 3 WEEKS OF THEIR DECISION.

COMMISSION

- Section 47 bis (5) (a) If resolution adopted by the Local Authority is not in accordance with Commission's opinion it shall not become effective until Commission resolves that is does not intend to exercise the powers conferred upon it by section 48(1), or until the Administrator has upheld any appeal lodged in ms of that section.

- Action (6) (l) Commission must decide on the matter within 2 months from date of receipt of Local Authority's notification re adoption etc.

OR

- Action (7) (ii) (a) Within such other period NOT exceeding 4 months as the Commission may determine.
- (b) Local Authority to be advised of this extension within 2 weeks of decision but in any event before the expiration of the period of ineffectiveness referred to in (i).

OR

- Action (8) (iii) (a) Within such other longer period than 4 months (this to be with the Administrator's consent).
- (b) Local Authority to be advised of this extension and that Administrator's consent is being sought (within 2 weeks of decision) or in any event before the expiration of the period of ineffectiveness referred to in (ii)(a).

(c) Seek Administrator's consent (delegated authority).

Action (9) (iv) Commission must advise Local Authority of its decision in terms of section 47 bis (5) (a) before the expiration of the period of ineffectiveness referred to in any of the subparagraphs (i), (ii), or (iii) above.

LOCAL AUTHORITY

Action (7) read with Action (5) Section 47 bis (5) (b) and the apply to If any items or parts of an amendment are not contrary to Commission's opinion, and others are contrary, the Local Authority may (with the consent of the Commission) adopt those items or parts which are not contrary period of ineffectiveness in 5 (a) above shall not those parts.

GENERAL

Section 47 bis (6) (a) Allows commission to direct Local Authority to take certain (i)- (vi) and (vi)extra publicity etc.

Section 47 bis (6)(a)(v) Allows Commission to direct Local Authority to act in terms of sub-section (4), forthwith or within a specified period (i.e. adopt, abandon, etc.).

Section 47 bis (6)(a)(vii) Allows Commission to exempt a Local Authority from provisions of section 47 bis if amendments are of a minor or inconsequential nature - Local Authority of supply all relevant details and motivation when applying to Commission for this exemption.

Section 47 bis (6)(b) Allows Local Authority to appeal to the Administrator against any of Commission's directions in terms of sub-section (6)(a) - Appeal to be lodged within six weeks from the date of notification of any such order or direction.

SECTION 47 bis A

Section 47 bis A(1) Makes provision for the owner etc. to pay a fee and request the Local Authority to rezone his land.

Section 47 bis A(2) After considering the application the Local authority may decline or agree to proceed with the proposed rezoning;

(a) if the Local Authority agrees all expenses of advertising are to borne by the applicant.

However, the Local authority may bear expenses itself refund fee if application has given rise to a general rezoning of the surrounding area.

- (b) if the Local Authority declines to proceed with the rezoning its decision shall be final.

(These notes are for guidance only and may not be construed as a legal interpretation of the relevant sections of Ordinance No. 27 of 1949, as amended.)

ANNEXURE B

SECTION 67 ter

- (a) Any applicant or any person who has objected in terms of section 67 bis to an application who feels aggrieved by any decision or order of the local authority given under section 67 may, within twenty-one days of being notified of such decision to appeal to the Appeals Board. This notice must set out the grounds of appeal.
- (b) Within twenty-one days of giving such notice, the person concerned must lodge with the Secretary of this Appeals Board, a memorandum setting forth his grounds of appeal. The appeal shall lapse upon failure to submit such memorandum, provided that the Appeals Board may condone such failure. In the case of an applicant appealing, the Appeals Board may condone the late giving of such notice if it deems it proper to do so in any case.
- (c) At the hearing of an appeal by the Appeals Board, the applicant and any person who has objected in terms of section 67 bis shall be entitled to be present and to be represented.
- (d) Where the local authority has granted its authority in respect of an application and where objections have been received in terms of section 67 bis, the applicant is not entitled to act upon such authority until:
 - (i) any appeal which may be noted against the grant of authority has been disposed of, or
 - (ii) if no appeal has been lodged, until the period within which an appeal may be noted in terms of this section, has expired.
- (e) Any person giving notice of his intention to appeal in terms of this section shall at the time:
 - (i) if he is an applicant, notify any person who is an objector in terms of section 67bis, or
 - (ii) if he is such an objector, notify the applicant any other such objector (if any), in writing by registered post of the fact of such notice.

The foregoing should be read in conjunction with the Regulations relating to the Appeals Board and the Hearing of Appeals.

ANNEXURE C

In Table A (Types of Building and Land Use), reference is made to the definition of Special Industrial Buildings and to Schedule A of Offensive Trade Regulations for Natal and for convenience, an extract from these regulations is appended herewith-

Extract from Offensive Trade Regulations for Natal

“Framed under section 132 of the Public Health Act 36 of 1919 as repealed by the Health Act 63 of 1977 (Government Notice no 1047, June 27, 1924: Schedule A).

Chemical works, dye works, manure, super phosphate, or fertilizer works or stores; fell mongery, tanning and leather-dressing works; works or premises used for storing, drying preserving or otherwise dealing with bones, horns, hoofs or hides, whaling stations and premises or works used for storing or dealing with material derived from whales; knackery- yards; glue or size factories; soap and candle works or establishment for dealing with meat, bones blood, offal, horns, hoofs, or other animal organic matter; wattle-bark (grinding or extracting) works; brick burning and lime burning works; breweries and distilleries; sugar mills and sugar refineries; fish canning works; bacon factories, sausage factories and similar site or other works for the treatment of house refuse, trade refuse, street refuse, swage or “night-soil”.

ANNEXURE D

For convenience, an extract from section 3 of the Factories, Machinery and Building Work Act No. 22 of 1941 is appended herewith.

Extract from section 3 of the Factories, Machinery and Building Work Act, 1941.

3. (1) Subject to provisions of this section, 'factory' means:
- (a) Any premises on which any person performs work in connection with any business, undertaking or institution, whether an employer or employee, pupil or inmate of an institution or otherwise, in any one or more of the following activities:
 - (i) the making of any article or part of any article;
 - (ii) the altering, repairing, renovating, ornamenting, painting, spraying, polishing, finishing, cleaning, dyeing, washing or braking up of any article;
 - (iii) the adaption for sale or use of any article;
 - (iv) the sorting, assembling or packing (including washing or filling bottles or other containers) of any articles;
 - (v) the construction, reconstruction, assembling, repairing or breaking up of vehicles or parts thereof (but excluding premises used for the purpose of housing vehicles where only minor adjustment are carried out);
 - (vi) printing or letterpress, lithography, photogravure or other similar process, including any activity associated with the printing industry;
 - (vii) the production and storage of gas in a holder of more than five thousand cubic feet (141.6 cu. metres) storage capacity.
 - (viii) the freezing, chilling or storage in cold storage of any article;
 - (ix) the slaughtering of livestock;
 - (x) the generation of electricity;
 - (xi) photographic work;
 - (xii) any other activity added in terms of sub-section (4);
 - (xiii) any activity that is necessarily or ordinarily incidental to any activity referred to in subparagraphs (i) to (xii), inclusive, if the premises on which it is carried which the activity to which it is so incidental is carried on; and

- (b) any premises on which bookkeeping, typewriting or any other clerical work incidental to any activity referred to in paragraph (a) is performed, if such premises form part of or are adjacent to the premises in which the said activity is carried on.
- (2) Notwithstanding the provisions of sub-section (1) "factory" shall not include:
- (a) any premises on which fewer than three persons perform work in any activity referred to in sub-section (1) unless:
 - (i) mechanical power (other than for ordinarily lighting purposes) is used in the activity conducted on such premises, whether such power is derived from steam, electricity, gas, liquid, or from any other source;
 - (ii) such premises have been registered as a factory under section thirteen.
 - (b) Premises on which any activity referred to in sub-paragraph (iv) or (viii) or paragraph (a) of sub-section (1) is only incidental to the conduct of a business engaged mainly in the sale of goods by retail;
 - (bis) Premises on which any activity referred to in sub-paragraph (iv) of paragraph (a) of sub-section (1) is only incidental to the conduct of a business engaged mainly in the sale of goods by wholesale.
 - (c) Any mine or works as defined in section two of the Mines and Works Act, 1911 (Act No. 12 of 1911); or subsequent valid legislation that may become law from time to time.
 - (d) Private Houses, hotels, boarding houses, restaurants, refreshment or tea rooms or eating houses in respect of any activity referred to in sub-section (1) which is ordinarily and necessary incidental to the conduct to such establishment.
 - (e) Premises used temporarily and exclusively for the carrying on of any activity connected with the construction, alteration, renovation, repair or demolition of any building, bridge, road or irrigation work, or any other similar works.
 - (f) Premises (on a farm) on which a farmer, including a partnership or group of persons. Other than a company performs work in any activity referred to in paragraph (a) of sub-section (1) solely in connection with products which he has produced on a farm occupied by him, or solely in connection with his farming operations; or
 - (g) A workroom in connection with a prescribed class of institution;
 - (h) The danger area of an explosives factory as described in the regulations made under the Explosives Act, 1956 (Act No. 26 of 1956).

- (3) For the purpose of this section 'power' does not include hand or foot power used to operate any mechanical appliance or power received from machinery that is rated to develop not more than 0,7457 kw machine power.

(Extracted: 19.1.78)

ANNEXURE E

POLICY OF THE NATAL PROVINCIAL ADMINISTRATION IN REGARD TO PLANNING STANDARDS FOR CONTROL OF TRAFFIC-GENERATING SITES

1. The term "road" shall mean for the purpose of this policy, a way intended, prepared or used for foot-passengers, riders and vehicles to travel on, inclusive of the full extent of its width notwithstanding that only a portion thereof may be in actual use for traffic purposes, and shall include a street. It shall not include an alley, land or passage used solely by foot-passengers. The terms "traffic generator" or "traffic-generating site" shall mean a site, business or activity whereon, or reason whereof, a larger number of motor vehicles are required to leave or enter a public street or roadway, and shall include, but not be confined to, sites whereon petrol filling stations, parking garages, parking lots, churches, sports stadia, blocks of flats or shopping centres are established.
2. No vehicular entrance to, or exit from, a traffic generator should be permitted in the immediate vicinity of a road intersection, junction or interchange. In the case of an intersection or junction at grade, under rural conditions the distance from such entrance or exit to any intersection as defined in section 1 of the Road Traffic Ordinance No. 21 of 1966, measured parallel to the direction of travel along the road to which entrance or from which exit is afforded should not be less than 150 metres. Under urban conditions (as defined in the Advertising on Roads and Ribbon Development Act No. 21 of 1940) this distance may be reduced, in which case the desirable minimum should be 20 metres from an intersection with a minor street or 60 metres from an intersection with a major street. No such entrance or exit should be permitted within a distance of 150 metres from the limits of an interchange, which limits should be determined by the road authority. Any unavoidable reduction of these minimum distances should be regarded as justified only by exceptional circumstance, and as required safeguards such as the imposition and enforcement of special speed limits, acceleration and deceleration lanes or other traffic controls.
3. Direct vehicular or pedestrian entrance to or exit from a traffic generator, from or to important Provincial main roads should not be permitted, not should such entrance or exit be permitted from or to fireways, expressways or heavily-trafficked through arterial main roads in urban areas. Attention is drawn to the provisions of the Roads Ordinance No. 10 of 1968.
4. No commercial premises with direct access to a flanking road should be permitted unless direct pedestrian access from the main carriageway to such service road has been rendered impracticable.
5. No traffic generator should be permitted upon any site which, be reason of its proximity to and situation in relation to schools, churches, cinemas, bus depots, railway stations, major recreation grounds, beaches or other similar places with generate heavy pedestrian movements at certain times, is likely to create conflict between the vehicular traffic and the pedestrian traffic.

6. In considering applications for the establishment of petrol filling stations the need within the area of such stations having regard to the location of other existing stations and the existing and/or contemplated development of the area should be taken into account. Any argument, based on the solo-site system, that all brands of petrol should not be taken into account.
7. The following standards should be adopted in considering the establishment of traffic generators:
 - (a) Where separate entrance and exit are provided they should be placed at or near either the end of a frontage of not less than 36 metres. The site should be of sufficient depth for the whole activity to be carried on clear of the street, and should in no case be less than 15 metres in depth. It should be in such area and so laid that a waiting area is provided near the entrance large enough to accommodate vehicles awaiting so that these do not queue in the public road.
 - (b) The minimum sight distance along the road should be 120 metres. Sight distance shall be measured from the entrance or exit as the case may be, height or eye being 1,37 metres, to an object 1,37 metres high.
 - (c) No traffic generator should be permitted with entrance from or exit to a street whose gradient is steeper than 1 in 8, and no access ramp should be steeper than 1 in 10.
 - (d) Outside an urban area as defined in the Advertising on Roads and Ribbon Development Act No. 21 of 1940, buildings should be sited at least 36 metres from the nearest point of the road reserve of any main road.
 - (e) Pump islands in petrol filling station should not be less than 5 metres from the property boundary.

ANNEXURE F

POLICY OF THE TOWN REGIONAL PLANNING COMMISSION WITH REGARD TO ADMISSION OF RETAIL USES INTO INDUSTRIAL ZONES

1. Certain categories of retail outlets should be admitted to industrial zones be special consent and the remaining categories only be rezoning.
2. The categories of retail outlets which should be admitted to industrial zones be special consent are as follows:
 - (a) Low order convenience goods and service shops catering for the immediate day-to-day needs of people working within the industrial area concerned; provided that the total floor area of any shops or contiguous set of shops (including a set of shops separated by a road or pedestrian route) should in no case exceed 300 m².
 - (b) Shops which are incompatible with the vast majority of the types of shops normally found in commercial zones but which fit in well in industrial areas (e.g. builders supplies dealers; firms dealing in wire, gates and fences; timber merchants; firms dealing in agricultural implements).
 - (c) Shops which deal largely with other firms normally located in industrial areas such as service stations, specialist industrial concerns in the motor trade (like panel beaters and auto electrical specialists), builders and engineering firms (e.g. paint shops; firms dealing in engineering supplies; motor spares shops).
 - (d) Shops which:
 - (i) are situated on the same sites as the industrial activities concerned;
 - (ii) retail only products of the industrial concerns to which they relate or directly associated products;
 - (iii) have floor areas not exceeding 10 percent of the floor area of all buildings on the site or 150 m² whichever is the lesser; provided that there shall be only one shop for each industrial undertaking on the site.

ANNEXURE G

POLICY WITH REGARD TO THE DISTRIBUTION OF INTERMEDIATE RESIDENTIAL ZONES

1. Only one development per block shall be allowed.
2. Development on either sides of the street may not be approved.
3. Only 20 percent of the total area of the block may be used for medium density housing.
4. Medium density housing at a density of 20 units per hectare may be considered in areas where the existing density of the block is 7 units per hectare or higher. (Intermediate Residential I)
5. An application for medium density housing at a density of 16 units per hectare may be considered in areas where the existing density of the block is lower than 7 units per hectare. (Intermediate Residential II)