

**PART III: STREETS AND BUILDING LINES**

**11. Splaying of Corners**

In any township established or land subdivided after the coming into operation of this Scheme, the corners at all road junctions shall be splayed for a minimum distance from the intersection of the street boundaries for a distance of 5 (cotangent  $a/2$ ) meters (calculated to the nearest equal metre where "a" is the angle of intersection of the street boundaries) or for a distance to the satisfaction of the Board.

**12. Building lines in New Townships and on Farm Subdivisions**

12.1 On erven in townships established and on subdivisions of erven effected after the coming into operation of this Scheme there shall be building lines on all the streets or roads and such building lines shall be at a distance from the boundary of the street or road of not less than the distance set out in Table "C":

**12.2 TABLE "C"**

<b>DENSITY OR USE ZONE</b>	<b>MINIMUM BUILDING LINE</b>
One dwelling-house per 250 m <sup>2</sup> or less	3 metres
One dwelling-house per 251 m <sup>2</sup> to 1 500 m <sup>2</sup>	5 metres
One dwelling-house per 1501 m <sup>2</sup> or more	6 metres
Residential Purposes No's. 2 and 3	10 metres
Industrial No's. 1,2 and 3	10 metres
Special Purposes	As indicated in Annexure or if not in Annexure, to the satisfaction of the local authority
Residential Erven along any freeways and expressways not under the control of the National Transport Commission or the Provincial Roads Department	16 metres
All erven alongside roads under the control of the National Transport Commission or the Provincial Roads Department	As laid down by the controlling authority.

**13. Building Lines in Existing Townships, in Agricultural Holdings and on Farm Portions**

13.1 In the existing townships set out in the first column of **Table "D"**, the erven enumerated in the third column and zoned for the purposes in the second column, shall have the building lines set out in the fourth column applied to them along the streets named in the third column, in all cases.

13.2.1 **Table "D"**

<b>NAME OF TOWNSHIP</b>	<b>USE ZONE</b>	<b>ALL BUILDINGS ON ERVEN</b>	<b>BUILDING LINE IN METRES</b>
Clayville	Residential No.1	1-94 and 96-130 inclusive (all streets)	3,5
	Industrial No.2	131-192, 194-288, 297-325 inclusive and 337 (all streets)	6,0
Clayville Extension No.1	Residential No. 1	346-353 and 355-383 inclusive (all streets)	6,0
Clayville Extension No.2	Special	385 (all streets)	4,5
	Ecclesiastical	386 (all streets)	4,5
Clayville Extension No. 3	Residential No. 2	393,395 and 396 (all streets)	9,0
	Residential No.1	397,398 and 399 (all streets)	9,0
Clayville Extension No.4	Industrial No. 2	404-437, 439-445, 448-477, 479-492 and 497-499 inclusive (all streets)	6,0
Clayville Extension No.6	Municipal	519 (all streets)	4,5
	Ecclesiastical	518 (main road P.38-1)	9,0
		518 (other streets)	4,5
	Residential No.1	515 (main road P.38-1)	9,0
		517(other streets)	4,5
		516 (main road P.38-1)	9,0
		516 (other streets)	4,5
	510-515 inclusive (all streets)	4,5	
Clayville Extension No.8	Residential No.1	521-571 inclusive (all streets)	6,0
Halfway House	Business No.1 and commercial	All erven on all streets except where building line is shown on the map	6,0

13.2.2 Building lines on properties not mentioned in Table "D" shall be obtained in writing from the local authority.

13.3 In the Agricultural Holdings set out in the first column of Table "E", the individual holdings shall have the building lines set out in the third column applied to them along the roads named in the second column.

13.3.1 **"TABLE "E"**

<b>NAME OF AGRICULTURAL HOLDINGS</b>	<b>STREET NAME</b>	<b>BUILDING LINE IN METRES</b>
Barbeque	All roads	30,5
Blue Hills	All roads	15,0
Carlswald	All roads	30,5
Crowthorne	Pitts Avenue	30,5
Crowthorne	Other roads	15,0
Erand	The road or shortest road	15,0
	Other road	6,0
Erand Ext. No.1	Holding No. 240 Garage	61,0
Erand Ext. No.1	Other holdings any road	30,5
Erand Ext. No.2	All roads	30,5
Glen Austin	All roads	22,5
Glen Austin Ext. 1	All roads	30,5
Glen Austin Ext. 3	All roads	30,5
Glenferness	All roads	30,5
Glenferness Ext.1	All roads	30,5
Glenferness Ext.2	All roads	30,5
Halfway House Estates	All roads	30,5
Kyalami	Holding No.35	30,5
Kyalami	Other holdings any road	15,0
Kyalami Ext. No.1	All roads	30,5
Plooyville	All roads	30,5
Willaway	All roads	30,5

13.3.2 Building lines on properties not mentioned in Table "E" shall be obtained in writing from the local authority.

13.4 In addition to the building lines laid down, petrol bowsers and other apparatus for servicing motor vehicles shall be 3 metres further back from the street boundary.

13.5 Buildings, including cultivation sheds and agricultural buildings, on land outside townships and agricultural holdings and facing streets or roads in townships or agricultural holdings, may not be erected within a distance of 30,5 m from the boundary of the streets or roads.

- 13.6 All structures on land outside townships and Agricultural holdings, whether below or above ground, not excluded by the stipulations of Act 21 of 1940 shall not be closer than 95 metres from the central line of a road under the control of the National Transport Commission or the Transvaal Roads Department unless the Controlling Authority grants permission to do so.
- 13.7 In any street or portion of a street for which no building line is shown on the map or laid down in the Scheme, the local authority may fix a building line for that street or portion of a street.

**14. Observance of Building Lines**

- 14.1 When a building line for any street or proposed street is shown on the Map or is fixed under clause 12 and 13 hereof, no building other than boundary walls or fences or temporary structures erected in connection with building operations, or buildings permitted in pursuance of clause 6.1 hereof, shall thereafter be erected on the land between the building line and the street boundary.

Provided, that the local authority may, if it deems fit, permit the erection of a building between the building line and the street boundary, if on account of the levels of the site or of adjoining land, or the propinquity of buildings already in front of the building line, or any other special circumstances, compliance with the building line would unreasonably interfere with the development of the site. Where in the conditions of title of a property certain exceptions are made in this respect, such exceptions shall be taken as being specifically mentioned in this clause for such property.

- 14.2 Where shops, business premises and any type of industrial or commercial buildings erected in a business or commercial zone conform to a building line shown on the Map, or fixed under clause 12 and 13 hereof, no goods, merchandise, wares or other obstructions shall be placed, deposited, kept or displayed, on the area between the street boundary and any such building line except with the consent of the Local Authority.
- 14.3 The strip of land between the street boundary and the building line on industrial and commercial erven may be used for car parking purposes, and/or be landscaped, laid out and maintained as lawns and gardens to the satisfaction of the Local Authority.

