

**PART V : GENERAL AMENITY AND CONVENIENCE**

**27. Walls to be Erected to Ensure Privacy**

27.1 The owner of a Business No. 1, Business No.2, Public Garage, Industrial and/or a Hotel erf which has a common boundary with a Residential No. 1 or a Residential No. 2 and 3 erf in a township, shall at the time that buildings on his erf are erected build, at his own expense and to the satisfaction of the local authority, a fair faced burnt brick wall at least 2 metres high all along such common boundary but not projecting beyond the building line of his erf and maintain this wall in good repair to the satisfaction of the local authority.

**28. Removal of Injurious Conditions in Private Gardens, Etc.**

28.1 Where the amenity of any Use Zone, or of any public open space is injured by the condition of any building, garden or cartilage in the area, the local authority may serve a notice on the owner or occupier of the premises on which the injurious conditions exist, requiring him, within a specified period not being less than twenty-eight (28) days from the date of service of the notice, to take such action as may be necessary to abate the injury and the said notice may specify the measures to be taken to achieve this.

28.2 Any person on whom a notice is served under this clause may appeal.

**29. Advertisements and Hoardings (Deleted - Amendment Scheme 358)**

**30. Provision of Loading Accommodation**

30.1 A person, in this clause referred to as a "building owner", proposing to erect a building which will front or abut on any street or proposed street and which is intended to be used for purposes of business or industry shall give not less than twenty-eight (28) days notice thereof to the local authority before commencing to erect the building.

An application to the local authority for consent to erect a building intended to be used for purposes of business or industry, or the submission to the local authority of plans, specifications or other particulars for approval under any other provisions of this Scheme, or under by-laws, shall be a sufficient notice of the proposal for the purposes of this clause.

30.2 In the case of land zoned for industrial purposes provision shall be made for suitable and sufficient accommodation within the site for loading, unloading and if applicable, for the fuelling of vehicles in connection with the use of the building(s) and/or the land for industrial purposes.

- 30.3 In all other cases the local authority may within twenty-eight (28) days of the date of the receipt of the notice referred to in sub-clause 30.1 of this clause, require the building owner to submit for its approval proposals for securing , so far as is reasonably practicable, the provision of suitable and sufficient accommodation within the site for loading, unloading and fuelling of vehicles in connection with the use of the building.
- 30.4 If the local authority requires proposals to be submitted under this clause or if the building owner submits proposals together with the notice referred to in sub-clause 30.1 of this clause, the local authority shall , within a period of three (3) months from the date of submission of the proposals, either approve the proposals with or without modifications or disapprove them. The building owner, if aggrieved by the decision of the local authority may appeal.
- 30.5 No owner or occupier of the building in respect of which proposals under this clause have been required shall undertake, or knowingly permit, the habitual loading or unloading or fuelling of vehicles otherwise than in accordance with approved proposals.

31. **Provision of Parking Accommodation**

- 31.1 No person shall be permitted to erect any building or add to any existing building, or to use any land for a purpose referred to in Column 1 of **Table "K"** unless he shall provide on the site, the respective space set out in Column 2 of **Table "K"** for the parking of vehicles incidental to the use of the land or the building or extension to the building. The owner of the building referred to in this clause shall submit particulars on a plan in duplicate showing the lay-out of the site and the adjoining streets. The means of access, gates and parking spaces in relation to the buildings on the erf and the erf boundaries. Adjacent and opposite erven shall be indicated with figured dimensions. Provided that:
- 31.1.1 every parking space for one vehicle shall not be less in extent than 6,0 metres by 3,0 and in addition, provision shall be made to the satisfaction of the local authority for the loading of vehicles and the movement of vehicles into, out of and within the site;
- 31.1.2 the shape of the parking area provided and the means of access thereto shall be such that the use thereof for the parking of the number of vehicles required in terms of this clause shall be reasonably practicable.
- 31.2 owner of the building in respect of which parking space has been required under this clause shall maintain such a parking space in a proper state to the satisfaction of the local authority.

TABLE D : PARKING REQUIREMENTS

	LAND USE	MINIMUM PARKING REQUIREMENTS
1	Residential 1 (Other than Dwelling House and Retirement Centre)	
	Dwelling Unit	One Covered Parking Bay and one uncovered Parking bay per Dwelling Unit; and One uncovered parking bay per every three Dwelling Units for visitors Parking.
	Hotels and other Residential Buildings such as a boarding house, Guest House, Residential club and Hostel.	One Parking bay per bedroom and six Parking bays per 100m <sup>2</sup> Floor Area for Public Rooms.
2	Office Uses (Other than medical uses)	Four Parking bays per 100m <sup>2</sup> Floor Area
	Offices and professional suites	
3	Business Uses (Other than Offices and medical uses)	Six Parking bays per 100m <sup>2</sup> Floor Area
	Totalisator Agencies, banks, and Shops	Ten Parking bays per 100m <sup>2</sup> Floor Area
4	Restaurants (including the kitchen and bar)	
	Medical Uses (Other than hospitals)	Eight Parking bays per 100m <sup>2</sup> Floor Area
	Consulting rooms	

31.3 The local authority shall, within a period of three (3) months from the date of the submission of the lay-out plan, either approve the proposals with or without modifications or disapproved them. The owner if aggrieved by the decision of the local authority may appeal.

31.4 **TABLE "K"**

<b>USE OF BUILDINGS AND LAND</b>	<b>PARKING SPACE TO BE PROVIDED TO THE SATISFACTION OF THE LOCAL AUTHORITY.</b>
Animal Asylums	One parking space to be provided on the site in relation to every ten animals to be accommodated.
Commercial Uses	Parking space for employees to be provided on the erf in the ratio 1,5 per 100 m <sup>2</sup> gross floor area of commercial use and 2 per 100m <sup>2</sup> office floor area. Parking space for visitors and clients to be provided on the erf to the satisfaction of the local authority.
Dwelling Houses	One parking space to be provided for each dwelling
Flats, duplex dwellings	<ol style="list-style-type: none"><li>1. Covered and paved parking space to be provided on the erf for the use of tenants in the ratio 1 per single bedroom unit and 0,5 for each additional bedroom per dwelling unit, as well as adequate manoeuvring space.</li><li>2. Parking space for visitors to be provided on the erf in the ratio 1 per 4 dwelling units.</li><li>3. The parking area and parked cars shall be so sited that it will not be visible from any point outside the erf.</li></ol>
Industrial Uses	Parking space for employees to be provided on the erf in the ratio 0,7 per 100 m <sup>2</sup> gross industrial floor area and 2 per 100 m <sup>2</sup> gross office floor area. Parking space for visitors and clients to be provided on the erf to the satisfaction of the local authority.
Institutions	One parking space to be provided on the site for every 100 m <sup>2</sup> of the total overall floor space.
Offices	Effective and paved parking space to be provided on the erf in the ratio 2, per 100 m <sup>2</sup> gross office area and, in addition, 6 per doctor's consulting room.
Open Air Theatres	One parking space to be provided on the site for every four seats.
Picnic Grounds	One parking space to be provided on the site for every 50 m <sup>2</sup> of the actual picnic grounds.

<b>USE OF BUILDINGS AND LAND</b>	<b>PARKING SPACE TO BE PROVIDED TO THE SATISFACTION OF THE LOCAL AUTHORITY.</b>
Places of Amusement:  1. Concert hall, theatre, cinema, etc.  2. Dance hall, exhibition hall, sports arena, etc.	One parking space to be provided on the site for every 3 seats.  One parking space to be provided on the site for every 35 m <sup>2</sup> of the total overall floor space.
Places of Instruction	If the local authority is not satisfied that provision for the parking of vehicles incidental to the use of the site concerned is provided by an adequate setback of the street boundary of the site, parking should be provided in the ratio of one parking space for every 100 m <sup>2</sup> of the total overall floor space.
Places of Public Worship	Parking space to be provided on the erf in the ratio 1 per 6 seats to the satisfaction of the local authority.
Residential Buildings other than flats duplex dwellings and hotels.	One parking space to be provided on the erf for every one of the first ten bedrooms or suites and one for every 3 bedrooms or suites above 10.
Shops	Free, effective and paved parking space to be provided on the erf in the ratio of 6 per 100 m <sup>2</sup> gross leasable shop area.
Social Halls	One parking space to be provided on the site for every 40 m <sup>2</sup> of the total overall floor space.
Sport Grounds	One parking space to be provided on the site for every 100 m <sup>2</sup> of the actual sports terrain.
Tea Gardens	One parking space to be provided on the site for every 20 m <sup>2</sup> of the actual tea garden.
Hotels	One parking space per bedroom or suite of rooms plus sufficient parking for public rooms to the satisfaction of the Local Authority.

