

the use of the land for the approved purpose is detrimental to the amenities of the area.

- (3) Any consent in terms of this clause shall apply for a maximum period of 24 uninterrupted calendar months only.

7. Provision of public open space

Subject to the provisions of sections 62 and 63 of the Ordinance, the owner of a township shall provide the following open space as public open space in the township:

TABLE A

Use	Public Open Space
Residential 1 and 2	52m ² per dwelling unit
Residential 3 and 4	39m ² per 100m ² of the total potential floor area calculated in terms of the floor area ratio

Provided that, unless otherwise required by the Administrator, no public open space provided in terms of Table A shall be smaller than 1 000m².

PART II

STREETS, BUILDING LINES, BUILDING RESTRICTION AREAS
AND LINES OF NO ACCESS

8. Splaying of corners

Except where otherwise indicated on the map, the corners of all intersections of roads or streets shall be splayed from the intersection at the street boundary over a distance of 5 cotangent a/2 metres (calculated to the nearest metre), where "a" is the angle of intersection of the street boundaries: Provided that this provision shall not apply in townships established prior to the fixed date.

9. Lines of no access

Access to and exit from a property or land from or to a public street or boundary may be prohibited across any boundary line. Any boundary line so designated shall be indicated on the map with the following symbol:

Provided that the local authority may, after receipt of a written application, allow the relaxation of the access restriction subject to such conditions as it may deem fit if, as a result of unusual circumstances, the adherence to the access restriction would unreasonably hamper the development of the property: Provided further that this proviso shall not apply adjacent to any Provincial or National roads in so far as it is contrary to the requirements of the Administrator.

10. Building lines and building restriction areas

- (1) No building other than boundary walls or fences or temporary structures erected in connection with building operations shall be erected in the building restriction area.
- (2) Unless other wise stated on the map, building lines shall apply to properties according to use zones as indicated in Table B.

TABLE B

Use Zones	Building Lines in Metres
1	5m along street boundaries 3m along other boundaries
2	5m along street boundaries 3m along other boundaries
3 and 4	8m along street boundaries 5m along other boundaries
5, 6, 7 and 8	6m along street boundaries 5m along other boundaries
10 and 11	6m along street boundaries 5m along other boundaries
Commercial	6m along street boundaries 5m along other boundaries
20	8m along street boundaries 5m along other boundaries
19	10m along street boundaries 5m along other boundaries
All other zonings	5m along street boundaries 5m along other boundaries

Next to Provincial Rds 10 m.

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Provided that:

- (a) In the townships and agricultural holdings set out in the first column of Table C, attached hereto as Appendix I, the streets or portions of streets set out in the second column shall have the building lines set out in the third column applied to them in all cases except where a building line is shown on the map.
- (b) In the observance of the building lines for shops and businesses situated on the corners of all street intersections, a splayed building line in accordance with the formula given in clause 8 shall be applicable at a distance from the intersection of the two building lines laid down in the scheme for the particular streets.
- (c) In respect of any street or portion of a street in existence on the fixed date for which no building line is shown on the map or included in Table C, the local authority may fix a building line for that street or portion thereof.
- (d) The local authority may, upon receipt of a written application or the submission of a site development plan, allow the erection of a building in the building restriction area in the case of a corner erf, or if, as a result of the topography of the property or of the adjacent land or of the propinquity of buildings already erected on the building restriction area or if adherence to the building line requirements would unreasonably hamper the development of the property.
- (e) Subclause (d) shall not apply to any building restriction area along Provincial or National roads.
- (f) In the case of servitudes of right-of-way, proposed new streets or street widenings, the building restriction area shall apply from the boundaries of such servitudes, new roads or road widenings.
- (g) The building lines as indicated in Table D, attached hereto as Appendix II, shall apply and may only be amended and/or removed with the written approval of the controlling authority as defined in the Advertising on Roads and Ribbon Development Act, 1940 (Act 21 of 1940).

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A1. "or if" inserted by Administrator's correction notice 1905/26.11.1980.