

3.24 TRANSPORT ZONE I (RAILWAY LINES, HARBOUR, AIRPORT)

3.24.1 COLOUR NOTATION: Dark-brown

Primary Use: Transport usage

Consent Uses: Certain associated structures and activities

3.24.2 LAND USE RESTRICTIONS

Floor Factor: At most 1,5

Coverage: At most 75%

Setback: At least 8m from the centre of the road

Street Building Line: Zero, provided that no gates or security installations protrude into the road reserve.

Side Building Line: Zero, provided that the Council may require side building lines in the interest of public health or in order to enforce any law or right and provided further that in the event of a common boundary between two erven forming the boundary between this zone and a residential zone, the side building line of the latter will apply on both sides of the boundary insofar as it is more restrictive.

Rear Building Line: Zero, provided that in the event of a common boundary between two erven forming the boundary between this zone and a residential zone, the rear boundary line of the latter will apply on both sides of the boundary insofar as it is more restrictive.

Parking: 1 bay/100m² G.L.A. subject to Section 4.14.1

Height: At most 4 storeys

3.24.3 LOADING AND UNLOADING (To be provided on-site)

(a) As per the Municipality's Traffic Engineering Guidelines and subject to Section 4.14.2.

(b) The loading bays referred to in Section 3.24.3 (a) shall have vehicular access to a street which shall be to the satisfaction of the Council and shall in any event not be less than 5m wide and, if carried through a building, not less than 3m in height.

3.24.4 FENCING

The Council may require any land used in connection with a transport business to be completely or partially walled to its satisfaction.

3.24.5 CARETAKER'S PREMISES

The erection of a caretaker's cottage shall be permitted subject to the Council's approval and the following restrictions:

(i) The caretaker's cottage, complete with outbuildings, shall not exceed 90m² and 1 storey, and shall form part of the permitted coverage of the Transport I Zone.