

(b) By the rezoning of land to resort zone II, conditions shall be laid down with regard to density, layout, landscaping and building design, and a layout plan shall be approved by and filed with the local authority, clearly indicating the position of all structures, suns and internal roads.

3.21 OPEN SPACE ZONE I

3.21.1 *Colour notation:* dark green.

Primary user: public open space.

Consent user: none.

3.21.2 No structure shall be erected or use practised except such as is compatible with "public open space", as defined.

3.21.3 The provisions contained in a relevant guide plan that is in force in terms of section 6A of the Physical Planning Act, 1976 (Act 88 of 1967), shall *mutatis mutandis* apply as additional land use restrictions in this zone.

3.22 OPEN SPACE ZONE II

3.22.1 *Colour notation:* dark green with black hatching.

Primary user: private open space.

Consent user: none.

3.22.2 No structure shall be erected or use practised except such as is compatible with "private open space", as defined.

3.22.3 The provisions contained in a relevant guide plan that is in force in terms of section 6A of the Physical Planning Act, 1967 (Act 88 of 1967), shall *mutatis mutandis* apply as additional land use restrictions in this zone.

3.23 OPEN SPACE ZONE III

3.23.1 *Colour notation:* dark green outline.

Primary user: nature reserve.

Consent user: none.

3.23.2 The relevant authorities shall in each case, depending on unique circumstances, stipulate land use restrictions and additional provisions.

3.23.3 The provisions contained in a relevant guide plan that is in force in terms of section 6A of the Physical Planning Act, 1967 (Act 88 of 1967), shall *mutatis mutandis* apply as additional land use restrictions in this zone.

3.24 TRANSPORT ZONE I

3.24.1 *Colour notation:* dark brown.

Primary user: transport usage.

Consent user: none.

3.24.2 *Land use restrictions*

Floor factor: at most 1.0.

Coverage: at most 80 %.

Height: at most two storeys.

Street building line: zero.

Side building line: zero, except where a transport zone I abuts on another zone, in which case the side building line of the latter zone shall also apply to the transport zone I.

Parking: as required by the council.

3.21 OORRUIMTESONE I

3.21.1 *Kleurnotasie:* donkergroen.

Primêre gebruik: openbare ooruimte.

Vergunningsgebruik: geen.

3.21.2 Geen struktuur mag opgerig word of gebruik beoefen word nie behalwe die wat bestaanbaar is met "openbare ooruimte", soos omskryf.

3.21.3 Die bepalinge vervat in 'n tersaaklike gidsplan wat ingevolge artikel 6A van die Wet op Fisiese Beplanning, 1967 (Wet 88 van 1967), geld, is *mutatis mutandis* van toepassing as verdere grondgebruikbeperkings in hierdie sone.

3.22 OORRUIMTESONE II

3.22.1 *Kleurnotasie:* donkergroen met swart aersing.

Primêre gebruik: privaat ooruimte.

Vergunningsgebruik: geen.

3.22.2 Geen struktuur mag opgerig word of gebruik beoefen word nie behalwe die wat bestaanbaar is met "privaat ooruimte", soos omskryf.

3.22.3 Die bepalinge vervat in 'n tersaaklike gidsplan wat ingevolge artikel 6A van die Wet op Fisiese Beplanning, 1967 (Wet 88 van 1967), geld, is *mutatis mutandis* van toepassing as verdere grondgebruikbeperkings in hierdie sone.

3.23 OORRUIMTESONE III

3.23.1 *Kleurnotasie:* donkergroen omtyning.

Primêre gebruik: natuurreservaat.

Vergunningsgebruik: geen.

3.23.2 Die betrokke owerheide moet in elke geval, na gelang van die unieke omstandighede, grondgebruikbeperkings en verdere bepalinge voorskryf.

3.23.3 Die bepalinge vervat in 'n tersaaklike gidsplan wat ingevolge artikel 6A van die Wet op Fisiese Beplanning, 1967 (Wet 88 van 1967), geld, is *mutatis mutandis* van toepassing as verdere grondgebruikbeperkings in hierdie sone.

3.24 VERVOERSONE I

3.24.1 *Kleurnotasie:* donkerbruin.

Primêre gebruik: vervoergebruik.

Vergunningsgebruik: geen.

3.24.2 *Grondgebruikbeperkings*

Hoërfaaktor: hoogstens 1.0.

Dekking: hoogstens 80 %.

Hoogte: hoogstens twee verdiepings.

Straatboulyn: nul.

Kantboulyn: nul, behalwe in gevalle waar 'n vervoersons I aan 'n ander sone grens, in welke geval 'aasgenoeemde sone se kantboulyn ook in die vervoersons I geld.

Parkering: soos vereis deur die raad.