

Table D - Building lines and Side and Rear Spaces

Use Zone	Area	Buildings	Metres		Conditions and Provisos
			Street Building Lines	Side and Rear Spaces	
Residential 1 Community 1 Community 2	Whole of Area	Dwelling houses	5 on erven greater than 500 m ² . 3 on erven of 500 m ² or less		Deleted by TPA 1106 (Au)
				1,5	Provided that Council may consent to the erection of buildings on the erf boundary or between 0,75 m and 1,5 m from the erf boundary if:- (a) there are no doors, windows or openings closer than 1,5 ^{1,0 (TPA 1106 Au)} m to the boundary; (b) the comment of the registered owner of the abutting erf or erven is furnished to the Council; (c) [Deleted TPA 1106 (Amended 3) 2.10.92]
	/	All other buildings	/	5 or half the height of the building whichever is the greater	

Erven fronting onto Park Drive	All other buildings	18
Rest of the Area		5

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			Street Building Lines	Side and Rear Spaces	
Residential 2	Whole of Area	All	5 if fronting onto existing streets		"Provided that if the Residential 2 erf is subdivided into erven of 500 m ² or less the building line may be reduced to 3.0 m.
			2 if fronting onto new streets within the site		Provided that the building lines may be reduced to 0,00 if:- (a) there are no doors, windows or openings closer than 2,0 m to the street boundary; (b) safe traffic movement can be assured.
				3	If abutting a Use Zone other than Residential 1, Residential 2 or Public Open Space.
				1.5	If abutting Use Zones Residential 1, Residential 2 or Public Open Space provided that Council may consent to the erection of buildings on the erf boundary or between 0,75 m and 1,5 m from the erf boundary if:- (a) there are no doors, windows or openings closer than ^{1,0} 1,5 m to the boundary; (b) the comment of the registered owner of the abutting erf is furnished to the Council.

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			Street Building Lines	Side and Rear Spaces	
Residential 3	Whole of Area	Dwelling houses	As for Use Zone Residential 1	As for Use Zone Residential 1	As for Use Zone Residential 1
		Places of Public Worship, Places of Assembly, Institutions Places of Instruction	5	5 or half the height of the building whichever is the greater	
	Sub-zones A B C E G and J Other than Erven 1243 and 1244, Summerstrand	All other buildings	5	3 or half the height of the building with a maximum of 10 whichever is the greater	Provided that:- (1) Carports not exceeding 5,5 m in width may be erected along the side boundary. (2) Outbuildings of one storey in height and at ground level only may be erected within a strip 6 m wide abutting on to the rear boundary.
	H		5	1,5 Side space 0,00 Rear space	
	D Erven fronting onto Park Drive		18	Half the height of building with a maximum of 15	
	Rest of Sub-zone D		5	3 or half the height of the building whichever is the greater	

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			Street Building Lines	Side and Rear Spaces	
	Sub-zone F - Sea side of Humewood Road between Cyprus Avenue and La Roche Drive		0	For buildings not exceeding 15 m in height : 3 or half the height of the building whichever is the greater with a maximum of 5. For buildings exceeding 15 m in height : 30% of the height of the building	Provided that:- (1) Carports not exceeding 5,5 m in width from the side boundary may be erected along the side boundary. (2) Outbuildings of one storey in height and at ground level only may be erected within a strip 6 m wide abutting on to the rear boundary.
	Rest of Sub-zone F		3		
	Erven 1243 and 1244, Summerstrand		5	15 on the eastern or seaward boundary 3 or half the height of the building whichever is the greater with a maximum of 10 on all other boundaries	
Residential 4 [Introduced TPA 1106 (Amended 3) 2.10.92]	whole of area	All	0		Provided that:- Buildings may be erected on one side boundary if there are no doors, windows or openings on that side of the buildings on such side boundary.
				1,0	

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			Street Building Lines	Side and Rear Spaces	
Business 1	Main Street between Whites Road/Market Square and Russell Road	The ground floor of all buildings Floors above the ground floor of all buildings	2,36 0		
	Western side of Main Street northwards from Russell Road for a distance of 110 m from this intersection	All	0,62 at Russell Road reducing to 0 at a distance of 110 m from Russell Road		
	Rest of Area	All	0		
	Whole of Area	All		0	
				[Deleted TPA 11G6 (Amended 2) 10.7.92]	

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Use Zone	Area	Buildings	Metres		Conditions and Provisos
			Street Building Lines	Side and Rear Spaces	
Business 2	Whole of Area	All	8	5,0 or half the height of the building, whichever is the greater	Provided that:- (a) the Council may relax the side and rear space for shops and business purposes if an access way not less than 5,0 m wide is provided to the rear of the main building to the satisfaction of the Council and if no doors, windows or openings face onto the side or rear boundary; (b) unless a brick wall at least 2,0 m high is erected along a boundary common to the erf and a residential zone an additional 6,0 m side or rear space shall be provided.
Business 3	Whole of Area	Dwelling houses	As for Use Zone Residential 1	As for Use Zone Residential 1	As for Use Zone Residential 1
		All other buildings	5	3,0 or half the height of the building whichever is the greater	
[Industrial 1 - Deleted TPA 1106 (Amended 2) 10.7.92] Industrial 2 Industrial 3	Whole of Area	All	0	The same as the side and rear spaces applicable to the abutting erf.	If abutting Use Zones Residential 1, Residential 2 or Residential 3.
				0	If not abutting the abovementioned Use Zones.
Special Purposes	Whole of Area	All	As specified in the relevant Amendment Scheme or, if not so specified, as determined by Council.		
Undetermined	Whole of Area	Dwelling houses	As for Residential 1		
		Agricultural purposes	10	10	
Any other Use Zone	Whole of Area	All	As determined by Council		