

TOWN PLANNING REGULATIONS
SEPTEMBER 1977

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Clause

THE MUNICIPAL COUNCIL OF GEORGE

TOWN PLANNING SCHEME

DEFINITIONS

1. In this Statement, and in any note on the Map, and in any amendment or addition to either of the foregoing which may hereafter be made or be proposed to be made, and in any provision hereafter prescribed or proposed to be prescribed by the Administrator in terms of sub-section (1) of section 35 bis or Ordinance 33 of 1934, and in any departure from the Scheme or conditions attached to any such departure authorised by the Administrator in terms of the said Ordinance, the following words and expressions and any words and expressions defined in any other section shall have the meanings hereinafter assigned to them, except where a contrary intention clearly appears from the context :-

"Agricultural building" means a building used or intended to be used in connection with, and which would ordinarily be incidental to, or reasonably necessary in connection with the use of the site of that building as agricultural land and includes a dwelling-house;

"balcony" means a floor projecting outside a building at a level higher than that of the ground floor thereof, enclosed only by low walls or railings or by main containing walls of rooms abutting such projecting floor, and includes a roof, if any, over such floor and any pillars supporting such roof;

"basement" means that portion of a building the finished floor level of which is at least 2 metre below a level halfway between the highest and lowest natural ground levels immediately contiguous to the building;

"Block of flats" means a building containing two or more dwelling units;

"building" means in addition to the meaning assigned thereto in paragraphs (a) and (b) of section 1 of Ordinance No. 15 of 1952, any structure or erection whatsoever irrespective of its nature or size;

"bulk" means the total area of all floors of all buildings, which area is covered by a roof, slab or projection from any such building; such area shall be measured from the external surfaces of the walls of any such building but shall not in any event exceed the "maximum bulk" as herein defined, provided that for the purpose of determining the bulk of any building -

1.1/.....

"erection".....

"entrance steps and landings" means steps and landings to a building, including any low walls or railings thereto, if such steps and landings are not within the main containing walls of such building;

"dwelling unit" means a self-contained interlocking group of rooms used only for the living accommodation and housing of a single family together with such outbuildings as are ordinarily used therewith;

"dwelling-house" means a building containing only one dwelling unit;

"dry cleanette" means a building used for dry cleaning and complies with the requirements prescribed for dry cleanettes in chapter 8.4.12.

"drive-in restaurant" means any land or buildings used for a restaurant or cafe from which food and refreshment are served to patrons who remain seated in motor-cars parked in the vicinity of such restaurant or cafe.

"Coverage" means the total percentage area of site that may be covered by buildings, measured over the outside walls and covered by a roof or projection provided that the area covered by a maximum eaves projection of 1 metre shall be excluded for the purpose of determining the maximum permissible coverage; Refer also to the provisions of clauses 16 and 17.

"Council" means the Municipal Council of George.

"canopy" means a cantilevered or suspended roof or slab (not being the floor of a balcony) projecting from a wall of a building;

"business premises" means a building used or intended to be used as shops and/or offices and includes a bank, professional chambers, doctors' surgeries, stock or produce exchange and buildings designed for similar uses, but does not include a place of assembly or amusement, an institution, service station, public garage, industrial building or noxious industrial building;

1.2 all balconies, terraces, verandahs or stairs above the floor level of the ground floor whether or not they are covered by any roof, slab or other covering, shall be included. Refer also to the provisions of clause 18 and 19.

1.1 any floor area, including basement area which is to be used solely by the occupiers of residential accommodation on the site for garaging or parking purposes and the area covered by the projection of eaves shall be excluded, but

"Licensed hotel".....

"Light industrial building" means an industrial building in which the only power-driven machinery is driven by electricity, no single motor being rated at more than 4 Kw with a total maximum of 23 Kw for all motors per site;

"Lateral boundary" of a site or an ert means a boundary other than a street boundary of a rear boundary;

"Laundrette" means a building used as a laundry which complies with the requirements prescribed for laundrettes in chapter 8.4.12;

"Land" includes land covered with water and any right in or over land. Any reference to land is limited to land in the area;

1.3 a mental hospital;

1.2 premises licensed under Act No. 38 of 1916 for the detention of mentally disordered persons; or

1.1 a hospital, sanatorium dispensary or clinic for the treatment of infectious or contagious diseases; or

"institutional building" means a building or portion of a building used or intended to be used as a charitable institution and/or the administration thereof, and includes a hospital, clinic or dispensary, whether private or public used in connection therewith but does not include -
"Industrial building" means a building other than a noxious industrial building area or intended to be used as a factory within the meaning of the Factories Act, No. 22 of 1941, and includes any office, caretaker's quarters, or other building the use of which is incidental to, and such as would ordinarily be incidental to, or reasonably necessary in connection with the use of such factory on the same site;

"ground floor" means the lowest floor of a building not being a basement;

1.2 the re-erection or repair of a building which has been completely or partially destroyed or demolished and "erect" has a corresponding meaning;

1.1 the alteration, subdivision or conversion of, or addition to a building, and

"erection" in relation to a building includes -

"place of assembly".....

"outbuilding" means a subsidiary and single storied structure used or intended to be used for the housing of servants, the garaging of motor vehicles and for storage purposes, ordinarily and reasonably required in conjunction with the main structure;

any person in actual occupation of, or legally entitled to occupy such building, structure or land; or any person having the charge or management thereof and includes the agent of any person absent from the area or whose whereabouts is unknown;

"occupier" in relation to any building, structure or land means and includes -

thereof; of Public Health Act No. 36 of 1919, and any amendments 1606 of 1934, with any additions made thereto in terms of offensive trade such as set out in Government Notice No. intended to be used for the purpose of carrying on an "noxious industrial building" means a building used or

not include a vehicle moving exclusively on rails; includes a motor cycle and a trailer or caravan but does not include a motor cycle or animal power and intended for propulsion by other than human or animal power and "motor vehicle" means any vehicle designed or intended

portion of such site as falls within the zone concerned; whole site shall be the total of the maximum bulk for each to which different factors apply the maximum bulk for the provided that where a site falls within two or more zones which falls within the zone to which such factor applies; the site, or by the net area of that portion of the site, tions for a specified zone multiplied by the net area of "maximum bulk" means the factor prescribed in these regula-

provisions in force at the time; "map" means the map or plan indicating the town planning

stoop, verandah, porch or other feature; not more than 1.07 metre above the floor level of such or similar feature means an enclosing wall or railing porch, balcony, terrace, flat roof, stair, steps, landing "low wall or railing" in relation to a stoop, verandah,

includes premises for off-sales of liquor; with the requirements of a hotel as laid down in the Liquor Licensing Act No. 30 of 1928, as amended, and "licensed hotel" means a building designed to comply

"public place" /

"public garage" shall mean a trade or business in respect of which a licence referred to in Item 15 of the Second Schedule to the Licences Act, 1962 (Act No. 44 of 1962) is required and shall include the trade or business of fuelling motor vehicles for payment or reward;

"private open space" means any land reserved in this scheme for use as a private ground for sports, play, rest and recreation or as an ornamental garden or pleasure ground;

"porch" means a roof (not being the floor of a balcony) projecting or extending from a building for the sole purpose of forming a sheltered approach to an entrance of such building at or below the ground floor thereof, together with any paved area thereunder and any low walls or railings enclosing such paved area and any pillars supporting such roof;

"place of public worship" means a church, synagogue, chapel or other place of public devotion, and includes any building incidental thereto but excludes funeral parlours, including any chapel forming part thereof;

"place of instruction" means a school, college, technical, institute, academy, lecture hall, or other educational centre, and includes a hostel apartment, art gallery, museum, gymnasium, but does not include a building used or intended to be used wholly or principally as a certified reformatory or industrial school, or as a school for mentally defective children;

- 1.1 a public hall, social hall, theatre, cinema, music hall, concert hall, dance hall, exhibition hall;
- 1.2 a sports ground or amusement park, sports arena or similar undertakings open to the public on payment of an entrance charge;
- 1.3 a billiard saloon or skating rink;
- 1.4 a non-residential club;
- 1.5 any other place of public assembly, (including a funeral parlour) whether used for purpose of gain or not, which does not fall within the scope of the definitions of place of public worship, place of instruction, or institutional building;

"place of assembly" means -

....."site".....

and includes a Laundrette and a dry cleanette but does not include any other industrial building or a public garage.

1.2 For the purpose of carrying on a retail trade and repairing or manufacturing goods sold in such trade, provided such repair or manufacture does not constitute a factory within the meaning of the Factories Act, No. 22 of 1941,

1.1 For the purpose of carrying on a retail trade, or

"shop" means a building -

1.3 The storage or sale of secondhand pipes, poles, steel sections, wire, timber, tyres, bricks, containers, or other articles capable of being left in the open without serious detriment thereto;

1.2 The dismantling of secondhand vehicles or machines for the purpose of recovering spare parts or material therefrom;

1.1 The storage, depositing or collection of scrap or waste material or articles whose value lies mainly or entirely in that of the material of which they are composed;

"Scrap or Salvage building" means a building used for one or more of the following purposes :-

"residential building" means a building (other than a dwelling-house, block of flats or licensed hotel) for human habitation, together with such outbuildings as are ordinarily used therewith and includes tenements, residential clubs and hostels, but does not include any building mentioned whether by way of inclusion or exclusion in the definitions of "place of instruction" and "institutional building".

"rear boundary" of a site or erf means every boundary thereof, (other than a street boundary), which is parallel to, or is within 45° of being parallel to every street boundary of such site or erf, and which does not intersect a street boundary;

"putting course" means any land or buildings used for an outdoor miniature golf course;

"public place" or "public open space" means any land used or reserved in this scheme for use by the public as an open space, park, garden, playground, recreation ground, or square;

purposes/.....

3. The several pieces of land specified in column (1) of Table "A" are reserved for use for the respective

RESERVATION OF LAND

2. The area to which this scheme applies shall be the Municipality of George.

AREA OF SCHEME

"zone" means a portion of the area shown on the map in a distinctive manner for the purpose of indicating the restrictions imposed by this scheme on the erection and use of buildings and the use of land.

"warehouse" means a building for the storage of goods and the transaction of wholesale business relating to such goods;
"verandah" means a covered paved area (not being an area which is part of a yard or a parking area) or projecting floor outside and immediately adjoining a building at or below the level of the ground floor thereof, and includes both such area or floor and the roof or other feature covering it, as well as any low walls or railings enclosing such paved area or floor

"structure" without in any way limiting its ordinary meaning, includes any building, wall, fence, pillar, pergola, steps, landings, terrace, swimming pool, petrol pump or underground tank, and any portion of a structure;

"street boundary" means the boundary of an erf or site which forms the boundary of a street, provided that where a portion of an erf or site is reserved in terms of the town planning scheme or any other law for use as a new street or a street widening, the street boundary is the boundary of such proposed new street or proposed street widening;

"street" shall have the meaning thereto assigned by section 2 of Ordinance no. 19 or 1951;

"steep" means an uncovered paved area or projecting floor outside and immediately adjoining a building at or below the level of the ground floor thereof, and includes any walls or railings enclosing such paved area or floors;

"site" means the area of the erf less any land required for road purposes;

4.2/.....

Save with the consent of the Council and the Administrator no person shall erect a building, or execute works, or make excavations on land reserved under Clause 3 hereof other than buildings, works, or excavations required for or incidental to the purpose for which the land is reserved, provided that nothing herein contained shall be deemed to absolve any person from due compliance with the provisions of the Council's Regulations in so far as they are not in conflict herewith.

Uses for which lands are reserved	Indication on map of lands reserved
New streets and proposed street widening	Dark red
Street closures - use of land to be determined after closure	Hatched dark red
Public place or public open space	Dark green
Private open space	Yellow green
Cemetery purposes	Light yellow green with "CEM" superimposed
Local authority purposes	Red brown with "LA" superimposed
Government purposes	Red
Educational purposes	Light blue with "E" superimposed
Railway purposes	Blue purple
Public parking purposes	Light brown with "P" superimposed
Existing streets	Light brown

TABLE "A"

purposes indicated in column (2) of Table "A" and except as hereinafter provided, shall not be used for any other purpose whatsoever.

3/.....

TABLE "B"

5.1 The purpose for which buildings may be erected or used or may be erected and/or used only with the special consent of the Council, in each of the Use Zones specified in Table "B" are shown in columns (2) and (3) of the Table, respectively. Any use not reflected in columns (2) and (3) may not be permitted in the relative zone. No land shall be used for a purpose for which a building may not be erected or used on such land, provided that where a building may be erected and used for a particular purpose on land with the special consent of the Council, such land may be used for such purpose with such special consent.

ERUCTION AND USE OF BUILDINGS

- 4.2 Save as provided in sub-clause 4.1 no person shall spoil or waste land reserved under Clause 3 hereof so as to destroy or impair its use for the purpose for which it is reserved.
- 4.3 Provided that the Council may consent to the deposit on such land of waste materials or refuse.
- 4.4 In giving its consent under this Clause the Council may impose such conditions as it thinks fit.
- 4.5 Subject to the provisions of any other law, nothing in this Clause shall be construed as prohibiting the reasonable fencing of the land.
- 4.6 Any building erected on land reserved under Table "A" shall comply in all respect with the provisions of the scheme relating to that type of building.

Zone	Purposes for which buildings may be erected and used	Purposes for which buildings may be erected and used only with the special consent of the Council
1.		
2.		
3.		

5.1.1 Agricultural

Agricultural buildings subject to only one dwelling per acre

5.1.2 Single Residential

Dwelling-houses, Places of public worship

5.1.3 General Residential

Blocks of flats, Places of public worship, institutional buildings, hotels and residential buildings which do not conduct off-sales establishments.

5.1.4/.....

6./.....

Nothing herein contained shall be deemed to exempt or excuse compliance with any of the Council's Regulations.

5.3

Subject to the provision of Clause 6 hereof where any application is made to the Council for its consent to the erection and use of a building in a zone in which a building of the type proposed may be erected and used only with the Council's special consent, the Council may give or withhold its consent and shall in giving its consent be entitled to impose such conditions as it may deem fit governing the erection or use of such building. In considering such applications regard shall be given to the question whether the use for which the building is intended or designed is likely to cause injury to the amenity of the neighbourhood including in the case of an industrial building, injury due to the emission of smoke or fumes, or dust, noise or smell.

5.2

5.1.9 Undetermined Existing uses only

Business, premises, Public Garages, warehouses, Light Industrial buildings

5.1.8 Commercial

Industrial buildings, public garages, warehouses, drive-in restaurants, Putting courses and

5.1.7 Industrial

Light Industrial buildings, public garages, putting courses and drive-in restaurants.

5.1.6 Light Industrial Warehouses

Blocks of flats above the ground level, dwellings, drive-in restaurants, Putting courses and

5.1.5 Minor Business

Blocks of flats, licensed hotels, business premises, ground floor, places of assembly

5.1.4 Business

Public garages, places of instruction, putting courses and drive-in restaurants.

Zone

Purposes for which buildings may be erected and used

Purposes for which buildings may be erected and used only with the special consent of the Council

1.

2.

3.

5/.....

ADVERTISEMENT AND APPEAL IN CERTAIN CASES

6.1. Any person intending to make application to the Council for its consent to the erection and use of a building or to the use of land in Zones 5.1.2, 5.1.3 and 5.1.4 in Table "B" whether wholly or partially for any purpose requiring the Council's special consent, shall before making such application, publish at his own expense once a week for two consecutive weeks, in English and Afrikaans newspapers circulating in each case in the area, a notice of his intention to make such application, and shall post and maintain conspicuously for fourteen (14) days such notice on some part of the building or land, and shall with such application, lodge with the Council proof of such publication and posting. The notice shall state that any person having any objections to the erection and use of the proposed building or to the proposed use of the land may lodge such objection with the Council and also with the applicant in writing within fourteen (14) days after the date of the last advertisement, and shall further state where the plans, if any, may be inspected.

6.2 The Council shall take into consideration any objections received within the said period of fourteen (14) days and shall notify the applicant and the persons, if any, from whom objections were received of its decision.

6.3 Any decision of the Council given in terms of this section shall be by special resolution of the Council as defined in Ordinance No. 19 of 1951, as amended.

SAVING FOR SPECIAL PURPOSES

7. Without prejudice to any powers of the Council derived from any other law, nothing in this scheme shall be construed as prohibiting or restricting or enabling the Council to prohibit or restrict -

7.1 the letting, subject to the Council's Regulations relating to lodging and boarding-houses, by any occupants of a dwelling-house, or any part of the house otherwise than as a tenement;

7.2 the occasional use of a place of public worship, place of instruction or institution as a place of amusement or social hall;

7.3 the use by any resident of a dwelling-house, flat or residential building or of any portion thereof as a medical doctor's surgery, consulting and waiting rooms, as well as a veterinary's consulting room for the purpose of treating only domestic animals (household pets)

Provided/.....

8.2.3/.....
 Except for boundary walls and fences no building erected or used for these purposes may be nearer than 10 metre from any boundary of the site.

8.2.2 Places of instruction, places of public worship

8.2.1.2.2 An outbuilding in terms of sub-paragraph 8.2.1.2.1 may only be erected nearer to a lateral or rear boundary of a site than the distance laid down for dwelling-houses, if no windows or doors are inserted in any wall facing such boundary.

8.2.1.2.1 Notwithstanding these building lines but subject to the Council's consent, an outbuilding used solely for the housing of motor vehicles and which does not exceed 3 metre in height may be erected within such side and rear spaces and any other outbuilding of the same height may be erected within the rear space and side space for a distance of 11 metre measured from the rear boundary of the site.
 In the case of a corner plot, an outbuilding may be erected within the side spaces for a distance of 11 metre from the corner formed by the lateral boundaries of such plot.

8.2.1.1.2 3 metre to the rear boundary and lateral boundaries.

8.2.1.1.1 4,50 metre to any street boundary;

8.2.1.1 No building or any portion thereof except boundary walls, and fences shall be erected on a site nearer than -

8.2.1 Dwelling-houses

8.2 Single Residential Zone

No building or any portion thereof except boundary walls of fences may be erected in this zone nearer than 3 metre from any boundary of the site.

8.1 Agricultural Zone

8. The following restrictions shall apply in the relative zones :-

DENSITY CONTROL

Provided that such use is limited to the owner/occupier of the premises who must be resident therein.

7/.....

8.3.4/.....

Provided that outbuildings not exceeding 3,0 metre in height with the consent of the Council may be erected in the lateral and rear spaces for a distance of 11 metre reckoned from the rear boundary, or in the case of corner sites, from the point furthest from the streets abutting the site, on condition that an outbuilding may only be erected nearer to any lateral or rear boundary of a site than the distance laid down for the main building if no windows or doors are inserted in any wall facing such boundary.

8.3.3.3 Rear space) height of the building, whichever is the greater
8.3.3.2 Lateral space) 4,50 metre or $\frac{7}{2}$ the

8.3.3.1 No building or structure, except boundary walls and fences, shall be erected nearer than 8 metre from any street boundary (vide definition of "street boundary" of the site or the new street boundary provided for in Clause 8.3.7.2, whichever is the more restrictive on the site or erf.

8.3.3 Spaces about buildings :-

8.3.1	Minimum size of site	991 m ²	4 000 m ²	2 000 m ²
8.3.2	Maximum coverage 991 - 2479 m ²	30%	25%	25%
		+ 2479 m ²		
		25%		

Other residen-	Blocks	Plats	Licensed hotels	ditional buil-
tal and insti-	of			dings

The restrictions applying to flats, licensed hotels, residential and institutional buildings in this zone shall be -

8.3 General Residential Zone

8.2.4 Maximum Coverage for all buildings in this zone shall be 50%
The requirements in respect of minimum on-site parking prescribed for places of assembly in the business zone shall be complied with.

8.2.3 Places of public worship
Parking

8.4/.....

8.3.8 The provisions prescribed for places of instruction and public worship in the single residential zone, including the provision of on-site parking, shall apply to such buildings in this zone.

8.3.7.2 all street boundary walls or fences of the site are erected at a distance of not less than 8 metre from the centre line of the abutting street or streets and the legal street boundary is made up as part of such street. The portion(s) of the site falling within 8 metre of the centre line of the abutting street(s) shall be excluded for the purpose of determining the coverage and bulk on the remainder of the site, provided however that if the owner transfers the said portion(s) of the site to the Council free of compensation, such portion(s) may be included for the purpose of determining the permissible bulk on the remainder of the site. The Council shall pay the cost of survey and transfer.

8.3.7.1 the site abuts a street of at least 12.50 metre in width which street shall be connected by a street or streets of not less than 12.50 metre in width to a street of greater width, and

8.3.7 No building may be erected in this zone on any site unless -

8.3.6 The requirements in respect of minimum on-site parking prescribed for flats and residential buildings in the business zone shall be complied with in all respects.

Parking

8.3.5 No building in this zone shall exceed a height of three storeys

Less than 1983 m ²	0,55
1983 - 2478 m ²	0,60
2478 - 2974 m ²	0,65
2974 m ² +	0,75

AREA OF PLOT
MAXIMUM BULK

For blocks of flats the maximum bulk is as follows :
Maximum bulk for licensed hotels and other residential and institutional buildings in this zone is 0,75.

8.3.4 Maximum Bulk

8.4 Business Zone

8.4.1 Coverage :

In this zone the area at the respective floor levels of all the buildings on any site in relation to the site area shall not exceed the following percentages:

Blocks of flats and residential buildings above the ground floor	50%
Licensed hotels	80%
Business premises	80%
Service stations	80%
Places of assembly	80%
Places of instruction	80%

8.4.2 Maximum height :

8.4.2.1 No building in this zone shall exceed a height of three storeys .

8.4.2.2 In the alternative a floor area factor of 1.8 is applicable with the understanding that the maximum height of any building in this zone shall not exceed six storeys in height and further subject thereto that should a new building be erected in terms of this sub-regulation, only 0.8 of the proposed factor of 1.8 may be utilised for flat development above the ground floor.

8.4.3 Building lines :

8.4.3.1 Street boundaries :

8.4.3.1.1 Subject to the provisions of section 146 of Ordinance No. 15 of 1952, as amended, business premises and flats above the ground floor may be erected on the street boundary (vide definitions of "street boundary").

8.4.3.1.2 All other buildings shall be set back 4.50 metre from the street boundary.

8.4.3.2 Lateral boundaries :

8.4.3.2.1 Buildings on the ground floor may be erected on the lateral boundary of an erf (vide 8.4.3.5)

8.4.3.2.2 Buildings above the ground floor may be erected on the lateral boundary of an erf for a maximum distance of 12.50 metre measured from the street boundary or the street building line, whichever apply in terms of subparagraph 8.4.3.1, and there after shall be set back 4.50 metre or $\frac{1}{2}$ the height of the building, whichever is the greater, from the lateral boundary (vide 8.4.3.5).

8.4.3.2.3/.....

8.4.6.1/.....

(For loading and off-loading facilities see clause 11)

8.4.6 Provisions for on-site parking

Parking

In this zone projections, excluding advertising signs approved by the Council in accordance with the provisions of any other laws, over streets and building lines shall be limited to minor architectural features and one cantilevered open canopy to within 0.50 metre of the pavement edge, provided no portion of any projection shall be less than 3 metre above the pavement and there shall be no access from the building to the canopy.

8.4.5 Projections

Subject to the provisions of section 146 of Ordinance No. 15 of 1952, as amended, the building line provisions need not be complied with in so far as basements are concerned.

8.4.4 Basements

In the event of the common boundary between two adjacent zones, the side or rear space, as the case may be, applicable to the latter shall apply on both sides of the boundary in so far as it is more restrictive.

8.4.3.5

A building or portion of a building may only be erected nearer than 3 metre from the lateral or rear boundary of a property if no windows, doors or ventilation openings are inserted in any wall on such boundary.

8.4.3.4

Buildings on or above the ground floor must be erected at least 3 metre from the rear boundary if doors, windows or ventilation openings are to be built into walls facing such boundary.

8.4.3.3.3

Buildings above the ground floor shall not be erected nearer than 4.50 metre or $\frac{1}{2}$ the height of the building, whichever is the greater, from the rear boundary of an erf.

8.4.3.3.2

Buildings on the ground floor may be erected on the rear boundary of an erf, (vide 8.4.3.5)

8.4.3.3.1

8.4.3.3 Rear boundaries :

Buildings on or above the ground floor must be erected at least 3 metre from the lateral boundary if any doors, windows or ventilation openings are to be built into walls facing such boundary.

8.4.3.2.3

8.4.6.4/.....

8.4.6.3 The vehicular access/exit ways to the site shall be restricted to one each per site per street abutting the site, provided that in the case of public garages the provisions of clause 8.4.9 shall apply.

8.4.6.2 No parking area in the case of the general residential zones to which these provisions also apply by virtue of clause 8.3.6 shall be laid out within 4.50 metre of a street boundary (vide definition of street boundary);

Eight parking bays exclusive of showroom and workshop areas for every grease bay or wash bay.

8.4.6.1.4 Public Garages

A minimum area shall be provided on the basis of one parking bay for every twenty seats provided in the building subject to a minimum of 20 parking bays for each funeral parlour.

8.4.6.1.3 Places of Assembly

One parking bay as prescribed under 8.1 for each dwelling unit (flat) or in the case of hotels, boarding houses and residential buildings, each 2 bedrooms, plus an additional twenty bays in the case of a licensed hotel. Of the parking bays so prescribed, one bay for every four dwelling units or every five bedrooms in the case of hotels boarding houses and residential buildings and the 20 additional parking bays prescribed for a licensed hotel shall be provided uncovered on the site and clearly demarcated and suitable sign-posted to the Council's satisfaction for the use by visitors to the premises.

8.4.6.1.2 Blocks of Flats and Residential Buildings

One parking bay of 6 metre x 2.50 metre for every 60 m² or portion thereof of the gross floor area of that portion of the building devoted to these uses.

8.4.6.1.1 Business premises (including shops)

8.4.6.1 In this zone minimum provision shall be made on the site to the Council's satisfaction in accordance with the provisions of clauses 21 and 22 for parking and garaging at all times or as it may please the Council of vehicles of the general public on the following basis :

8.4.6.9.1 As an alternative to 8.4.6.9.1, the owner may, with the consent of the Council, pay a cash sum to the Council, equal to the market value per square metre of the land on which the building is erected, multiplied by the area of the land which is required to be provided in terms of paragraph 8.4.6.1.1, in which event the Council shall itself acquire the necessary land for such parking purpose. Such parking area will be surfaced by Council at the owner's cost. 8.4.7/.....

8.4.6.9.1 As an alternative to the provisions of paragraph 8.4.6.1.1, the owner may, with the consent of the Council, where it is of the opinion that it is undesirable or impractical from a planning point of view to provide the required parking area on the site, acquire the prescribed area of land for the parking facilities elsewhere in a position approved by the Council provided he registers a notarial deed against such land to the effect that the Council and the public shall have a free access for the purpose of parking, and the owner shall be bound to level this land and surface and maintain it to the satisfaction of the Council; the cost of registration of the servitude to be borne by the Council.

8.4.6.8 The manner in which it is intended that vehicles shall park or stand on such parking areas and the means of gaining access and exit shall be shown on a plan to be submitted to the Council which may approve, disapprove or impose such conditions as it may deem fit. The Council may impose more restrictive requirements than those of sub-clauses 8.4.6.2 to 8.4.6.7 if considered necessary from any traffic point of view.

8.4.6.7 Such parking areas shall be used exclusively for the parking or standing of vehicles lawfully coming thereon and shall not be used for trading purposes or any other purpose.

8.4.6.6 Such parking areas shall be properly constructed to the satisfaction of the Council.

8.4.6.5 No vehicular crossing over the pavement shall be located nearer than 5 metre to any street corner i.e. the point of intersection of two street boundaries-provided that in the case of public garages, the provisions of clause 8.4.9 shall apply where more restrictive than the provisions of this sub-clause.

8.4.6.4 The vehicular access/exit ways to the site shall be restricted to a maximum width of 6 metre where they cross the street boundary, provided that in the case of public garages the provisions of clause 8.4.9 shall apply.

8.4.12.2/...

8.4.12.1 The floor area of the shop for receiving and returning clothes, the workshop and the space used for the clothes racks together shall not exceed 275 m².

Dry cleanettes and laundrettes may be established in this zone provided that they comply with the following provisions :-

8.4.12 Dry Cleanettes and Laundrettes

Flats and residential buildings, other than licensed hotels in this zone may only be erected above the ground floor.

8.4.11 Blocks of Flats and Residential Buildings

In the case of combined buildings, the provisions shall be calculated in respect of each floor for the use to which such floor is to be put, and the sum of the provisions so arrived as applied to the whole building. Where it is intended to use any one floor of a building for more than one use, the more restrictive provision shall apply.

8.4.10 Combined Buildings

The provisions of the Standard Regulations relating to Public Garages promulgated under P.N. 520 dated 28 May 1971 as amended from time to time, shall apply.

8.4.9 Public Garages

Before a registration certificate or licence of the Council is issued in respect of any premises for which there is no current licence at the date of coming into force of these provisions, or when additions are made to any building in this zone, all the buildings on the site as well as the premises itself shall be made to comply with the provisions of the scheme, the regulations of the Council and any other laws which may be applicable.

8.4.8 Non-conforming premises

Where a building or portion of a building is to be used as a place of assembly, there shall be provided for such place of assembly a foyer with a minimum area of 0.25 m² per seat for one quarter of the total seating capacity and a minimum frontage of 1 metre for each 100 seats in the building licensed by the Council.

8.4.7 Places of Assembly

8.4.13.3/.....

8.4.13.2 No funeral parlour with a chapel shall be permitted on a site abutting a street of less than 12,50 metre in width.

8.4.13.1 For the purpose of these provisions, "intersection" and "traffic island" shall have the meanings assigned thereto in paragraph 8.4.8, relating to public garages.

The following additional provisions shall apply :

8.4.13 Funeral parlours with chapels

8.4.12.9 If the Council is of the opinion that the site of a proposed dry cleanette or laundrette is unsuitable on the grounds of possible nuisance, danger to public health, etc., it shall submit the application, together with its view and recommendations and the reasons therefore to the Administrator whose decision shall be final.

8.4.12.8 Each individual application for the establishment of a laundrette or a dry cleanette in this zone shall be submitted to the Council for its special consent and the Council shall be furnished with full information as to the maximum and minimum capacities of the machines to be operated, the number of employees and floor space to be occupied.

8.4.12.7 In any establishment comprising either a dry cleanette or a laundrette or a combination of both, the maximum personnel shall be 12.

8.4.12.6 The combined capacity of the washing machines that may be installed shall not exceed 27 kg dry weight of clothing or other articles per washing operation.

8.4.12.5 The combined capacity of the dry cleaning machines that may be installed shall not exceed 20 kg. dry weight of clothing or other articles per cleaning operation per half hour cycle.

8.4.12.4 The solution used in the cleaning process shall be non-inflammable.

8.4.12.3 Only gas, electricity or illuminating paraffin shall be used for the production of steam or hot water.

8.4.12.2 The minimum distance between the boundaries of any two dry cleanettes or laundrettes, unless situated on opposite sides of a street shall be 60 m².

Such/.....

whichever is the lesser and the linear dimensions of such space or spaces shall be such that the shortest distance measured at right angles between any two sides thereof is in no case less than 8 metres.

8.7.2.2 25% of the area of the site,

8.7.2.1 20% of the total floor area of the building: or

8.7.2 For the purpose of loading or unloading vehicles, there shall be left on the site a space amounting to not less than -

8.7.1 The maximum coverage in this zone shall be 75%

8.7 Light Industrial and Industrial zones

The restrictions of clause 8.4 in respect of the business zone shall apply mutatis mutandis to this zone and for the purpose thereof light industrial buildings shall be regarded as falling in the category of "business premises" (note definition of "Light Industrial Building" which remains unaltered).

8.6 Commercial Zone

8.5.2 not more than one floor or business premises and one floor of flats shall be erected on a site in this zone.

8.5.1 no part shall form the site of both a dwelling-house and a flat, and

The restrictions applying to shops and flats in the business zone and dwelling-houses in the single residential zone shall apply in this zone, provided -

8.5 Minor Business Zone

8.4.13.3.3 any intersection where traffic is controlled, or is proposed to be controlled in terms of the town planning scheme, by a traffic island.

8.4.13.3.2 any road whether existing or provided for in the town planning scheme; and

8.4.13.3.1 the intersection of a declared road, proclaimed road, prospective main road, or any other street to which the provisions of section 146 of the Divisional Councils Ordinance 1952 (Ordinance No. 15 of 1952) apply with any other street of like status;

8.4.13.3 No funeral parlour with a chapel shall be permitted nearer than 100 metre from -

MISCELLANEOUS/.....

In this zone no person shall erect a building or alter, add to or extend an existing building nor shall he use any existing building or land for a purpose for which, or in a manner in which, it was not used on the first day of September 1963, without the consent of the Council and the Administrator.

8.8 Undetermined Zone

8.7.6 No building in the light industrial zone shall exceed a height of 7.5 metre measured from the average ground level of the site to the wall plate.

8.7.5 Where the boundary of a site forms the common boundary between this zone and any residential or business zone, the relevant building lines shall apply on both sides of such common boundary.

8.7.4 No building or any portion thereof, except boundary walls and fences, shall be erected nearer than 3 metre from any street boundary of the site (vide definition of "street boundary" or the new street boundary in the preceding subclause 8.7.3), whichever is the more restrictive on the site.

8.7.3 All street boundary walls or fences of the site shall be erected at a distance of not less than 8 metre from the centre line of the abutting street or streets and the legal street boundary shall be made up as part of such street. The portion(s) of the site falling within 8 metre of the centre line of the abutting street(s) shall be excluded for the purpose of determining the coverage on the remainder of the site, provided however that if the owner transfers the said portion(s) of the site to the Council free of compensation such portion(s) may be included for the purpose of determining the coverage on the remainder of the site. The Council shall pay the cost of survey and transfer.

Such space or spaces shall have vehicular access to a street, which shall be to the satisfaction of the Council and shall not be less than 5 metre wide and, if carried through a building, not less than 3 metre in height.

8.7.2.2/.....

USE OF/.....

11.2 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.

11.1 Except in the light industrial and industrial zones for the purpose of preventing obstruction of traffic on any street or proposed street on which the proposed building would front or abut the Council may require the owner to submit for its approval proposals for securing, to the satisfaction of the Council, suitable and sufficient accommodation within the site for any loading, unloading, or fuelling of vehicles which are likely to be habitually involved in connection with the use of the building.

LOADING AND OFF-LOADING FACILITIES

10. A person intending to erect any building shall furnish the Council for its consideration if it so requires (in addition to any plans and particulars Regulations) with drawings or other sufficient indication of the external appearance of the proposed building, including such description of the materials to be used for that purpose. The drawings shall be upon suitable and durable material to a scale of not less than 1 : 100 except that where the building is so extensive as to render a smaller scale necessary, the drawings may be to a scale of 1 : 200. The Council may require such alteration to the external appearance and building materials as it may deem necessary.

EXTERNAL APPEARANCE OF BUILDINGS

9. No person shall form the site of more than one building together with such outbuildings as are permitted under the scheme except in the case of places of instruction, industrial buildings or on general residential sites where more than one building may be erected with Council's special permission, provided all other restrictions applicable to general residential sites are observed.

MISCELLANEOUS : NUMBER OF BUILDINGS PER ERF

15/.....

14.2 The layout of a township approved by the Administrator subsequent to the coming into operation of these provisions, shall form part of the town planning scheme and the map shall be amended accordingly.

14.1 Notwithstanding the foregoing provisions, the conditions relating to use, maximum coverage and height and building lines imposed by the Administrator in the approval of townships, shall apply in so far as such conditions are more restrictive than the provisions of the town planning scheme.

APPROVED TOWNSHIPS

13.4 The provisions of section 260 of Ordinance No. 19 of 1951, as amended, shall mutatis mutandis apply to this scheme.

13.3 The Council shall permit any person to inspect at any reasonable time the scheme and map deposited in the offices of the Council, provided that any information given in regard to the scheme shall only be valid if it is in writing and signed by the official duly authorised thereto by the Council.

13.2 The Council shall keep, so as to be available for inspection at all reasonable times by any person interested a record of approvals, consents, authorities or permissions granted by it, or on appeal from its decision under any provisions of this scheme, and of any conditions imposed or agreed between the Council or approved or imposed by the Administrator or refusals by the Council, or the Administrator and the applicant in connection therewith.

13.1 Where permission to erect any building or execute any works or to use any buildings or land for any particular purpose or to do any other act or thing, is granted under this scheme, and conditions have been imposed, the conditions shall have the same force and effect as if they were part of this scheme.

PROCEDURE

12. No outbuildings may be used for any purpose other than that for which the plans have been approved by the Council and no such outbuilding may be used until the main buildings are completed or occupied, except for the storage of building materials.

USE OF OUTBUILDINGS PRIOR TO COMPLETION OF MAIN BUILDINGS

15.9/.....

15.8 Any building or structures erected on the site of a putting course and/or a drive-in restaurant shall fully comply with the provisions stipulated in the town planning scheme for the zone in which the site is located.

15.7 A putting course shall not be operated later than such closing hour as the Council may prescribe.

15.6 Where the Council deems it necessary in the interests of amenity, the site of every putting course and/or drive-in restaurant shall be screened and landscaped in a manner prescribed by the Council.

15.5 Sanitary facilities shall be provided on the site of every putting course and drive-in restaurant to an extent prescribed by the Medical Officer of Health and shall be located in positions approved by the Council.

15.4 The boundary of a putting course shall be set back at least 3 metre from the statutory boundary of any street abutting the course to provide suitable standing room for spectators off the street and pavement.

15.3.2 Where a drive-in restaurant is not situate adjacent to a putting course a minimum of 50 parking bays must be provided on the site of such drive-in restaurant in accordance with the provision of clauses 8.4.6.2 to 8.4.6.8.

15.3.1 Provision shall be made on the site of every putting course for a parking area on the basis of 3 parking bays to every 2 holes in a putting course, provided that where a putting course is adjacent to a drive-in restaurant and the parking area for the two undertakings are not clearly separated, 50 parking bays must be provided for the drive-in restaurant in addition to the parking facilities prescribed for the putting course. The provisions of clauses 8.4.6.2 to 8.4.6.8 shall be applicable, mutatis mutandis, to any parking area required in terms of this clause.

15.2 No putting course or drive-in restaurant and the necessary parking area shall be permitted on a site abutting a road of less than 12.50 metre in width. No vehicular entrance/exit for these undertakings shall be nearer than 100 metre from an intersection as defined in clause 8.4.9.1 where two proclaimed roads meet or where traffic is controlled by robots or traffic island.

15.1 No putting course or drive-in restaurant shall be established or operated except in accordance with the provisions of this clause.

PUTTING COURSES AND DRIVE-IN RESTAURANTS : SPECIAL PROVISIONS

18/.....

17.4 Eaves not exceeding 1 metre in width, cornices, chimney, breasts, pergolas, flower boxes, water pipes, drain pipes and minor decorative projections not projecting more than 250 mm from a wall of a building.

17.3 Steeps

17.2 Entrance steps and landings

17.1 Buildings or storeys of buildings the ceiling levels of which are below ground level.

The areas covered by the following buildings or portions of buildings shall be disregarded in the calculation of actual coverage :-

17. EXCLUSIONS FROM ACTUAL COVERAGE

16.2 Actual coverage shall also include the area of every internal courtyard, light well or other uncovered shaft, where the area of such courtyard, light well or shaft does not exceed 10,0 m

16.1.4 Canopies, verandahs, porches, balconies, terraces and similar features.

16.1.3 Stairs, steps, and landings (except entrance steps and landings), galleries, passages and similar features, whether internal or external.

16.1.2 Roofs

16.1.1 Walls of buildings

16.1 Except as in Section 17 prescribed, Actual coverage at any floor level shall include the area covered at such floor level by all parts of all buildings on the site concerned, and in particular the areas covered by the following portions of buildings :

16. Actual Coverage

15.10 In addition to the advertising of the proposed establishment of a putting course and/or a drive-in restaurant for the purpose of the Council's special consent, the notice of surrounding owners shall be drawn in writing to the aforesaid advertisement.

15.9 Any public address or sound system at a putt-putt course and/or a drive-in restaurant shall at all times be operated in such a manner that the Council is satisfied that no nuisance whatsoever is caused to the occupants of nearby properties.

19.1.3.3/.....

19.1.3.2 where a garage is designed for the housing of a single lorry any portion of such garage by which it exceeds 8,5 metre in length or 4,5 metre in width shall not be deemed part of a garage;

19.1.3.1 where a garage is designed for the housing of a single motor car any portion of such garage by which it exceeds 8 metre in length or 4 metre in width shall not be deemed part of a garage;

19.1.3 Garages; provided that for the purposes of this paragraph :-

19.1.2 Entrance steps and landings

19.1.1 Steps

19.1 The areas of the following portions of buildings shall be disregarded in the calculation of Actual Floor Area:

19. EXCLUSIONS FROM ACTUAL FLOOR AREA

18.2.2 every light shaft, stair shaft, pipe duct or other internal floor opening.

18.2.1 every internal courtyard, light well or other uncovered shaft, where the area of such courtyard, well or shaft does not exceed 10,0 m² and

18.2 Actual floor area shall also include, at every floor level concerned, the area of -

18.1.5 Floors of terraces of flat roofs to which occupants of a building have access.

18.1.4 Floors of verandahs, porches, balconies and similar features.

18.1.3 Floors of stairs, steps and landings (not being entrance steps and landings), galleries, passages and similar features, whether internal or external.

18.1.2 Floors or paved areas which though wholly or partially unenclosed at the sides are covered by a portion of a building, not being a portion referred to in paragraph 17.4.

18.1.1 Portions covered by walls of buildings

18.1 Except as in section 19 and 20 provided, Actual Floor Area shall include the whole of the floor area of every floor of every building on the site concerned, and in particular shall include the areas of the following portions of buildings :-

18. ACTUAL FLOOR AREA

20.1 The use of awnings or of vertical blinds installed at the end of canopies and parallel to the facade of the building shall be permitted in the Central Business Zone and the Suburban Business Zones if they conform to the following conditions :

AWNINGS

19.3 For the purposes of sub-section 19.1.5 and of sub-section 19.2 an area shall be deemed uncovered if it is covered only by a portion of a building referred to in section 16.1.4 or by a balcony or canopy which is not less than 5.0 metre above the level of the area concerned.

19.2 Where an uncovered flat roof or terrace is designed and used solely as an outdoor recreational area, and is available only to the occupants of a particular Dwelling Unit, and the area thereof together with the area of any uncovered balcony (not being an access gallery or passage) belonging to such Dwelling Unit exceeds 10.0 m² the uncovered area of such flat roof or terrace and such balcony which is in excess of 10.0 m² may be excluded in the calculation of Actual Floor Area.

19.1.8 Any open grid maintenance platform in an air conditioning duct.

19.1.7 Any individual air conditioning duct the area of which exceeds 10 m² measured internally.

19.1.6 The area of a lift at the level of a floor which is permanently inaccessible to the lift in such shaft.

19.1.5 Any uncovered flat roof or terrace which is designed and used as a communal recreational area with access and egress available to all occupants of the building and is so arranged as not to be capable of being subdivided or allocated for the exclusive use of individual tenants.

19.1.4 Any covered paved area outside and immediately adjoining a building at or below the ground floor level thereof, where such paved area is part of a parking area;

19.1.3.4 A floor area for the display, sale, assembly, dismantling, repair or servicing of motor cars or lorries shall not be deemed a garage;

19.1.3.3 where a garage is designed for communal use by two or more motor cars or lorries, any access or manoeuvring area required in such garage shall be deemed part of such garage;

21.3/.....

21.2 Every parking area or combined access and parking area shall be at least 8 metre wide in every direction.

21.1 In the case of a building erected in any Residential Use Zone, such parking and garaging areas and access areas shall be located at least 4,50 metre from any street boundary of the site, for the purpose of this paragraph "access area" does not include a portion of an access area leading directly to or from a crossing over the footway across the 4,50 metre strip prescribed by this paragraph.

Parking and Garaging areas required in terms of Town Planning Scheme and access area thereto, shall comply with the following requirements :

21. REQUIREMENTS APPLICABLE TO COMPULSORY PARKING AND GARAGING AREAS

20.2.3 Their upkeep and cleanliness shall be maintained at all times to the satisfaction of the owner.

20.2.2 They shall not interfere with trees or street lighting, nor hide the plates and names of streets and other public places.

20.2.1 They shall not be nearer than 0,5 metre to the pavement edge measured vertically.

20.2 In the Central and Suburban business zones sloping awnings and metallic framed blinds of a definite character for the shelter of external or internal spaces may only be used on the storey above the ground floor, and shall conform to the following conditions :-

20.1.4 They may not be fastened to the pavement by any means whatsoever, but be suspended from the canopy or verandah by an approved method, giving free clearance for the full 2,00 metre from the pavement level to the underside of the stretched out awning or blind at all times.

20.1.3 Any inscriptions, legends or the like thereof shall be subject to the approval of the Council.

20.1.2 Their upkeep and cleanliness must be maintained by the owner to the satisfaction of the Council.

20.1.1 The minimum height above the floor of the pavement when completely stretched out, shall be not less than 2,00 metre and vertically shall not be nearer than 0,5 metre to the edge of the pavement.

Overall/.....

22.2 The layout of bays and access areas thereto shall be such that they can be entered and left at all times by a motor lorry of the following specifications :-

22.1 Every bay required in terms of provisions for loading shall be at least 8.0 metre long and 4.50 metre wide.

22. REQUIREMENTS APPLICABLE TO COMPULSORY LOADING AREAS
All loading areas required in terms of this Scheme shall comply with the following requirements :-

21.7 All bays and access areas shall be suitably graded, shall be surfaced to specifications approved by Council, and shall be effectively drained and the bays shall be marked out in white lines 100 mm wide in approved traffic paint.
Other specifications to be indicated on building plans.

21.6 All access areas to parking areas shall be uncovered, and all garaging areas and access areas thereto, if covered, shall have a minimum headroom of 2.75 metres.

21.5 Access serving 4 or more motor-cars shall have a minimum clear width of 3.00 metre if used for one-way movement, or 6.00 metre if used for two-way movement, provided that any such two-way access area which is less than 15.0 metre long and which links a parking or garaging area directly with a street need not be wider than 3.0 metre.

Overall length	5.18
Overall width	1.83
Distance of rear axle from rear of car	1.22
Distance of centre of rotation of car from midpoint of rear axle at full lock	4.50
of steering	4.50

21.4 The layout of bays and access areas shall be such that they can be entered and left at all times by a motor car of the following specifications :

21.3 Every bay required in terms of this Scheme shall be at least 6 metre long and 2.50 metre wide.

- 22.2/.....
- Overall length 6,4 m
- Overall width 2,44 m
- Distance or rear axle from rear of lorry 1,52 m
- Distance of centre of rotation of lorry from mid-point of rear axle at full lock of steering 7,01 m
- 22.3 Access areas shall have a minimum clear width of 3,00 metre if used for one-way movement or 6,00 metre for two-way movement or provided that any such long way access area which is less than 15,00 metre long and which links a loading area directly with a street need not be wider than 3,00 metre.
- 22.4 Covered loading areas and access areas shall have a minimum headroom of 4,15 metre
- 22.5 All loading and access areas shall be suitably graded, surfaces, drained and marked out in accordance with the provisions of section 21.7

- Overall length 6,4 m
- Overall width 2,44 m
- Distance or rear axle from rear of lorry 1,52 m
- Distance of centre of rotation of lorry from mid-point of rear axle at full lock of steering 7,01 m
- 22.3 Access areas shall have a minimum clear width of 3,00 metre if used for one-way movement or 6,00 metre for two-way movement or provided that any such way access area which is less than 15,00 metre long and which links a loading area directly with a street need not be wider than 3,00 metre.
- 22.4 Covered loading areas and access areas shall have a minimum headroom of 4,15 metre
- 22.5 All loading and access areas shall be suitably graded, surfaced, drained and marked out in accordance with the provisions of section 21.7

22.2/.....