



26-02-2008

Overstrand Municipality
P O Box 20
7200 Hermanus

Attention: Ms G van Vuuren

Dear Ms Van Vuuren

COMMENTS ON OVERSTRAND ZONING DOCUMENT: STANFORD

The Stanford Conservation Trust and the Stanford Heritage Committee carefully reviewed the contents of the Overstrand Zoning Document and have made a number of suggestions.

Most of these pertain to the rigid enforcement of Overlay Zones for Stanford's proclaimed conservation areas, as well as a more general one for Stanford itself. The information contained in the addendum to this letter is self-explanatory.

There are also some additional comments regarding the lack of provisions for riverine and flood-prone areas etc.

Also attached is a copy of the *Stanford Style* booklet, approved by the Overstrand Municipality, which provides a better insight into the need for very strict Overlay Zones for Stanford.

The Stanford Conservation Trust and the Stanford Heritage Committee are more than willing to discuss these comments with you. We did, in fact, request a meeting with you before commenting on the Zoning Document. Mrs Petronella Ferreira advised us that this would not be possible and would be more appropriate once you have read our comments.

We sincerely hope that our offer to enter into dialogue will be respected. We have had many discussions with Mr Riaan Kuchar and even couriered to your consultants our proposals for an overlay zone back in February 2006. We regret that none of our previous efforts were recognized in the Overstrand Zoning

Document's overlay zone (OZ1 – S/CA) for Stanford.

We look forward to an excellent working relationship between ourselves, the municipality and your consultants in order to protect and preserve our village. In a booklet brought out as part of Stanford's 150th celebrations last year, the Overstrand Municipality's advert on the back cover stated that "*Stanford serves as a model to all in the Overstrand when it comes to preserving its rich heritage*"...

Please help us keep it that way!

Yours faithfully

A handwritten signature in black ink, appearing to read "Martin Ranger". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Martin Ranger

Chairman of the management committee.

STANFORD CONSERVATION OVERLAY ZONES

As proposed by the Stanford Conservation Trust and the Stanford Heritage Committee,
February 2008

Introduction

In order to preserve and maintain the historical features of Stanford's architecture, the old village of Stanford was proclaimed a conservation area in 1995 in terms of the then National Monuments Act of 1969. It was divided into two sections: *Core Conservation Area A* and *Area B*. This Act has since been superseded by the National Resources Act, Act No. 25 of 1999, and the areas are now known as heritage sites.

It is the responsibility of the local authority (the Overstrand Municipality) to protect these areas, as well as all buildings older than 60 years, by means of conservation overlay zones to its municipal zoning scheme. The development rules and other planning regulations of these overlay zones must be as detailed and precise as the information in the rest of the zoning document.

At the moment, despite the Stanford Conservation Trust's numerous meetings with various town planning officials during the past four years, as well as a document couriered to the consultants with all the information required for an overlay zone (and as once again indicated below), only the guidelines of the Stanford Zoning Scheme regulations have been incorporated into the Overstrand Zoning Document. These guidelines are not rules and do not comply with the requirements of an overlay zone. We are therefore suggesting that the guidelines be replaced with the hard and fast rules set out in the remainder of this document.

Please note that, although the development and other rules are discussed under Chapter 6 in the Overstrand Zoning Document, these rules must also be transposed to PART 1: Chapter 4, Item 4.1 of the Overstrand Zoning Document.

Overlay Zones

It is proposed that there are 3 Conservation Overlay Zones for Stanford, and that they become stricter as the one overlay zone is placed on top of the other:

- 1: For Stanford in general (referred to SOZ 1)
- 2: For Conservation area B, as well as all developments north-east of Adderley Street (referred to SOZ 2)
- 3: For Conservation area A and all buildings in Stanford older than 60 years, as well as all farm dwellings older than 60 years (referred to SOZ 3).

The following additions and changes to the Overstrand Zoning Document (OZD) are therefore proposed and should be read with PART 2: USE ZONES, Chapters 5 – 14.

STANFORD URBAN CONSERVATION OVERLAY ZONE: OZ1 – S/CA

PLEASE NOTE: The information in the OZD is acceptable but should be reworked to include the following specific architectural rules rather than just mere “guidelines”.

Architectural Rules - Applicable to SOZ 2 & 3 and recommendable for SOZ 1

Stanford’s streetscape (the view from the street) has some unique features. In order for Stanford to retain its ranking as one of the best preserved villages in the Western Cape, developers shall take note of the following features when undertaking new buildings or alterations that directly impact on the existing streetscape.

- Open verandas (parallel to the street)
- Diamond windows at the sides of verandas
- Vertical sash windows
- Imposing front door onto the street/veranda
- Victorian profile roofs (corrugating sheeting)
- Roof pitches not less than 30°, unless flat
- Maximum height of roofs and walls
- Gables of various types
- Attic doors or windows in gable
- Low, plastered street walls
- House painted in white or pastel shades
- Sympathetic roof colouring
- Plumbing pipes visible from the road are kept to a minimum
- Orthomorphically shaped structures positioned parallel to street boundaries.
- Sensitivity to the river frontage.

(Many erven in Stanford, particularly in the “Vleiland” area, have a requirement in their Title Deeds specifying that dwellings thereon shall be Cape Victorian in nature. Buildings constructed according to the above guidelines will comply with this requirement.)

(a) Height

No point of any building or any portion thereof shall exceed the maximum height prescribed, measured from the mean ground level within the footprint of the total building.

The maximum heights shall be:

- From mean ground level to top of wall plate: 4.5m
- From mean ground level to apex of roof: 6.8m

On sites with slopes exceeding 1:5, the height from mean ground level to the lowest natural ground level of the footprint of the house shall not exceed 1m. (This is to reduce the overall height of the wall on the lower side of the building).

(b) Roof pitch

- Main structure: Minimum 30°; maximum 45°.
- Lean-to roofs: Maximum 15°.
- Mono-pitch: Any pitch less than 15°, excluding verandas, shall be hidden behind

head and side parapet walls.

(c) Roof covering

Permitted roof cover materials:

- Victorian profile corrugated sheeting.
- Thatch with cement capping.

No fibre-cement products are permitted

Permitted roof colours are: Cape Victorian green, dark green, brick red, black or grey

(d) External walls

The following materials are permitted:

- Dressed or semi-dressed local stone, and
- Painted plastered brickwork (smooth or traditional sponged or stippled plaster).

The following materials are not permitted

- Unplastered brick or concrete (applicable to SOZ 3 only),
- Bagged finish (applicable to SOZ 3 only)
- Face brick,
- Fibre-cement (applicable to SOZ 3 only),
- Pre-cast concrete, and
- Timber or fibre-cement cladding.

Paint shall be white or pastel shades (maximum 30% content of colour).

(e) Windows & Doors

Voids (doors, windows and openings) shall not exceed 30% of any plane facing the street and shall be vertically proportioned.

Any horizontal void must be set back from the primary plane in vertically proportioned panels and shall not be visible from the street.

Aluminium doors, windows and frames shall be powder coated. Steel and plastic doors, windows and frames are not permitted.

(f) Dormer windows

Dormer windows, visible from the street, are not permitted. Dormer windows positioned elsewhere should be vertically proportioned.

Skylight-type windows are preferred and mandatory in SOZ 3.

(g) Verandas

Verandas parallel to and facing the street shall not be enclosed on the street side.

When windows are set in veranda gable walls, these shall be square and set diagonally.

When existing enclosed street verandas are altered, they shall be unenclosed on the street side.

(h) Additions to existing dwellings

Stanford's architectural style is characterised by the streetscape resulting from a range of architectural styles. Any additions to these buildings, both by means of extension or an additional structure, should be sympathetic to and not dominate its surrounds.

(i) Solar panels, air conditioners and satellite dishes

Solar panels must be secured flat against the roof and preferably not visible from the street.

No external cylinders will be allowed.

Air conditioners should consist of split units with the motor unit placed not higher than 1,0 m from the ground and camouflaged by greenery.

No satellite dishes will be allowed on the street frontage.

Town planning zones

The following town planning zone will or will not be allowed in SOZ1, 2 or 3

	SR I	SR II	GR I	GR 11	IRES	B I	B II	B III	IND 1	IND 2
SOZ 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
SOZ 2	✓	✓	✓	X	X	X	✓	✓	X	X
SOZ 3	✓	X	X	X	X	X	✓	✓	X	X
	CO I	AZ	UZ	TR 1	TR 2	TR 3	OS 1	OS 2	OS 3	OS 4
SOZ 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
SOZ 2	✓	✓	✓	✓	X	✓	✓	✓	✓	✓
SOZ 3	✓	✓	✓	✓	X	X	✓	✓	✓	✓
	RZ									
SOZ 1	✓									
SOZ 2	X									
SOZ 3	X									

Should the town planning zones be allowed as per the above table, the following additional restrictions will apply:

CHAPTER 6.1: SINGLE RESIDENTIAL ZONE: Conventional residential (SR1)

6.1.2 Development rules

(a) Coverage

The maximum coverage for all buildings including an additional dwelling unit, are limited as indicated below:

<u>Net Erf area</u>	<u>Maximum Coverage</u>		
	SOZ 1	SOZ 2	SOZ 3
Smaller than 250 m ²	75%	70%	70%
250 m ² and greater, but not exceeding 500 m ²	60%	60%	60%
Greater than 500 m ²	50%	40%	40%

(b) Building lines

i) Street building line

<u>Net Erf area</u>	<u>Street building line</u>		
	SOZ 1	SOZ 2	SOZ 3
Smaller than 250 m ²	2,0m	n/a	n/a
250 m ² and greater, but not exceeding 500 m ²	3,0m	3,0m	n/a
Greater than 500 m ²	4,0m	2,0m	2,0m
Veranda (covered, but not enclosed)		0,0m	0,0m
Garage (to provide off-street parking)		4,5m	4,5m

ii) Side building line:

No variation from Overstrand Zoning Document

iii) Rear building line:

No variation from Overstrand Zoning Document

(c) Height

SOZ 1: No variation from Overstrand Zoning Document

SOZ 2 & 3:

- i) The maximum height for all buildings (which includes outbuildings), measured from the base level to the top of the wall plate is 4,5 m and to the top of the roof is 6,8 m.
- ii) Any additions to buildings over 60 years old may not be higher than the roof of the original dwelling, subject to clause c(i) above.

(d) Garages and carports

SOZ 1: No variation from Overstrand Zoning Document

SOZ 2 & 3:

- i) Where houses are built on or within the 2,0 m building line, garages must be off-set 4,5 m, or allowed within the building if not attached to the main building

6.1.3 Subdivision and Density Standards

(a) Minimum subdivision area

SOZ1	300 m ²
SOZ 2	500 m ²
SOZ 3	900 m ²

6.1.4 Second dwelling unit

SOZ 1: In addition to the provisions of 5.1.3, no second dwelling may be larger than 120 m²

SOZ 2 & 3:

In addition to the provisions of 5.1.3, all the provisions of 6.1.2 apply and no second dwelling may be larger than 120 m².

6.1.9 Boundary walls, earth banks and retaining structures

The provisions of 16.6 will not apply and be replaced by the following for **SOZ 1, 2 & 3**

- a. The maximum height of walls and fences on street boundaries and up to the 2,0 m building line, must be 1,2 m, measured from pavement level. For security reasons a palisade fencing, with openings of at least 20mm, will be permitted up to a height of 1,8 m.
- b. The maximum height of walls and fences other than on street boundaries, must be 1,8 m, reducing to 1,2 m at the 2 m building line.
- c. The height of the side and rear boundary walls shall be measured from the natural level of the ground within the property closest to such wall or fence.
- d. Building plans of walls or fences must be submitted to Council for written permission prior to any construction work.
- e. Walls and fences on boundaries shall only be constructed with the following materials: plastered and painted brick or block work, natural stone, uncoated or plastic coated wire mesh, wrought iron, cast iron, wood or hedging.
- f. A retaining wall may be erected within a building line, subject to the prior approval of building plans and the submission of a certificate by a professional engineer, stating that the structure meets all the necessary safety requirements.

6.1.10 Signage

Guidelines have been given to John Simson and should be included here – or reference should be made to the relevant CHAPTER in the Overstrand Zoning Document. This still needs to be agreed upon by all parties. A copy of the proposed signage (obtained from Greyton) is attached to this comment document. All signage has to be approved by the Stanford Heritage Committee.

6.1.11 Trees and Hedgerows

No person shall fell, uproot or cause to destroy a tree or hedgerow older than 60 years without the prior written consent of Heritage Western Cape.

CHAPTER 6.2: SINGLE RESIDENTIAL ZONE: Medium density (SR2)

Will not be allowed in SOZ 3.

SOZ 2: All restrictions of 6.1 apply, except 6.1.2 (a)

CHAPTER 6.3: GENERAL RESIDENTIAL ZONE: Group housing (GR 1)

Will not be allowed in SOZ 3.

The following restrictions will be applicable in SOZ 1 &2:

Housing developments of a medium scale, medium fabric and limited height with all living units on the ground floor and the units being single, semi-detached, row house or linked dwelling units.

6.3.2 (a) Density

The maximum gross density is 30 units a hectare for group and town housing

6.3.2 (b) Height

- (ii) delete any mention to flats
- (iii) SOZ 1: The maximum height for all buildings (which includes outbuildings), measured from the base level to the top of the wall plate is 6,0 m and to the top of the roof is 8,0 m.
- (iv) SOZ 2: The maximum height for all buildings (which includes outbuildings), measured from the base level to the top of the wall plate is 4,5 m and to the top of the roof is 6,8 m.
- (v) Any additions to buildings over 60 years old may not be higher than the roof of the original dwelling.

6.3.3 Flats within a group housing development

May only be allowed in SOZ 1, subject to height restrictions in 6.3.2(b)(iii).

6.3.8 Development rules

(a) Height

Refer to 6.3.2(b).

(b) FAR

The maximum FAR of all buildings shall be 1,0.

(c) Density

A maximum density of 30 units/ha shall apply.

(d) Extent

No site may have an area greater than 2 ha and no town house site or retirement village shall abut on any similar site.

6.3.9 Development management provisions

(a) Retirement village and town house complex

i) Design principles

The following design principles shall govern the planning and development of a retirement village and a town house complex, namely it must:

- Be an architectural entity consisting of basic unit types;
- Be planned around communal open space;
- Have a ground floor for every unit

ii) The land uses of a retirement village development shall comply with the following:

- Each dwelling unit must be occupied only by an elderly person or couple
- Council may impose special development rules which may differ from those applicable in a Townhouse Zone.

(b) Garages and carports

Garages and carports shall be excluded in the calculation of floor space for the purpose of determining the area of the private outdoor space to be provided.

(c) Duet dwellings

- Duet dwellings shall be designed to accommodate both dwelling units under one roof
- Each dwelling may not exceed 120m²
- Each dwelling unit shall have its own connection for the provision of water and electricity
- Additional dwelling units will not be permitted on the property.
- Any outbuilding should be of equal size to the outbuilding of the adjoining dwelling units and should be of similar appearance to the satisfaction of the Council.

(d) Owners' association

An Owners' Association shall be established for dwelling units within a development which shares common areas, including private open space and private streets, in terms of the PDA.

(e) Architectural guidelines

Developers should strive to achieve the architectural guidelines (CHAPTER 6.1.12) for all developments mentioned in (a).

(f) Signage

Refer to 6.1.10

(g) Trees and Hedgerows

No person shall fell, uproot or cause to destroy a tree or hedgerow older than 60 years without the prior written consent of Heritage Western Cape.

(h) Open spaces

i) Communal open space

At least 100 m² shall be provided per dwelling unit.

ii) Private outdoor space

At least 40 m², not exceeding a ratio of 2:1 – length to width, of the gross floor space of each unit shall be provided per dwelling unit. For the purposes of this subparagraph “private outdoor space” means the area adjoining any given dwelling unit in a townhouse complex, excluding a service yard, which is used for the exclusive use of the occupants of the dwelling unit concerned and intended to be used for:

- private outdoor living and recreation, and
- the drying of laundry, storing of rubbish bins and other household store and service functions.

iii) Combined open space

With special approval of Council, no distinction between communal open spaces is necessary, on the understanding that, in such a case, a combined open space requirement of at least 100 m² per dwelling unit shall apply.

iv) Service yard

In addition to the private outdoor space or the combined open space, as the case may be, a service yard screened by a wall from the view of anyone else than the occupant(s) of the dwelling unit concerned, shall be provided to the satisfaction of Council.

v) Private open space (according to the “woonerf” concept)

Where private open space is designed according to the principles of the “woonerf” concept, the required provision of open space can be reduced by 10% with Council's approval. The differentiation between the “woonerf” and other open space areas, is to be shown on the site development plan.

(i) Landscaping

A landscaping plan shall be submitted to the satisfaction of Council for the following purposes:

- Where landscaping of the public streetscape adjacent to the development needs to be undertaken
- Landscaping for all open space areas including private outdoor space, communal open space or where applicable, the “woonerf” concept.

(j) Site development plan

All applications for rezoning must be accompanied by a site development plan.

(k) Street access

Street access to a dwelling unit shall only be permitted from internal streets.

(l) Street width

Street width shall be determined by Council upon submission of Development Plans.

CHAPTER 6.4: GENERAL RESIDENTIAL ZONE: Flats (GR 2)

Will not be allowed in SOZ 2 and SOZ 3.

SOZ 1: The following restrictions will apply

Development rules

(a) Building lines

Refer to 6.1.1(c)

(b) Height

- i) The maximum height for all buildings (which includes outbuildings), measured from the base level to the top of the wall plate is 6,0 m and to the top of the roof is 8,0 m.
- ii) Any additions to buildings over 60 years old may not be higher than the roof of the original dwelling.

(c) Hotels

Notwithstanding the abovementioned provisions, the following shall apply to hotels:

- FAR: maximum 1
- Coverage: maximum of 65%
- Parking: 0,7 parking bays per bedroom plus an additional 20 bays, or such other number as determined by Council, for the exclusive use by visitors (non-paying guests) and clearly demarcated as such to the satisfaction of Council.

Development management provisions

(a) Lodging

The accommodation of additional persons shall be permitted, but subject to the general provisions for the accommodation of additional persons as prescribed.

(b) Landscaping

A landscaping plan shall be submitted to the satisfaction of Council for the following purposes:

- Where landscaping of the public streetscape adjacent to the development is to be undertaken
- Landscaping for all open space areas including private outdoor space, communal open space or where applicable, the “woonerf” concept.

(c) Architectural guidelines

Developers should strive to achieve the architectural guidelines (CHAPTER 6.1.12) for all developments mentioned in (a).

(d) Signage

Refer to 6.1.10

(e) Trees and Hedgerows

No person shall fell, uproot or cause to destroy a tree or hedgerow older than 60 years without the prior written consent of Heritage Western Cape.

CHAPTER 7.1: BUSINESS ZONE 1: General Business (B1)

Will not be allowed in SOZ 2 and SOZ 3.

SOZ 1: The following restrictions will apply

7.1.2 Development rules

(a) Building lines

i) Street building lines

- Buildings excluding verandas: 2 m
- Garage: 4,5m (to provide off-street parking)
- Veranda (covered but not enclosed): zero

ii) Side and rear building lines

- An aggregate of 6 m building line.
- Where a property zoned for business purposes bounds a single residential or town house property, a 3 m building line shall apply.

iii) Basements

For basements, the building lines are zero metres.

(b) Height

- The maximum height for all buildings (which includes outbuildings), measured from the base level to the top of the wall plate is 6,0 m and to the top of the roof is 8,0 m.
- Any additions to buildings over 60 years old may not be higher than the roof apex of the original building, subject to clause b(i) above.

(c) Coverage

The maximum coverage is 100%

(d) FAR

The maximum FAR of all buildings shall be 1,0.

(e) Setback

- All buildings or structures shall be set back at least 6,5 m from the centre line of the abutting street.
- Where special circumstances exist (e.g. corner splays), Council may require a wider setback.

(f) Places of assembly

- Street building line: at least 4,5 m
- Parking: at least 1 parking bay per 8 seats

(g) Flats and general residential buildings

- FAR: at most 1
- Coverage: at most 65%
- Height:
 - The maximum height for all buildings (which includes outbuildings), measured from the base level to the top of the wall plate is 4,5 m and to the top of the roof is 6,8 m.
 - Any additions to buildings over 60 years old may not be higher than the roof apex of the original building, subject to clause h(i) above.

(h) Offices

- i) FAR: at most 1
- ii) Coverage: at most 65%
- iii) Height:
 - The maximum height for all buildings is 6,8 m above natural mean ground level under the footprint of the building in question.
 - Any additions to buildings over 60 years old may not be higher than the roof apex of the original building, subject to clause h(i) above.
- iv) Setback:
 - All buildings or structures shall be set back at least 6,5 m from the centre line of the abutting street.
 - Where special circumstances exist (e.g. corner splays), Council may require a wider setback.
- v) Street building line:
 - Buildings excluding verandas: 2 m
 - Garage: 4,5m (to provide off-street parking)
 - Veranda (covered but not enclosed): zero
- vi) Side and rear building lines
 - An aggregate of 6 m building line.
 - Where a property zoned for business purposes bounds a single residential or town house property, a 3 m building line shall apply.

(i) Service station

- i) FAR: at most 1,0
- ii) Coverage: at most 65%
- iii) Height:
 - The maximum height for all buildings shall be 6,8 m above natural mean ground level under the footprint of the building in question.
 - Any additions to buildings over 60 years old may not be higher than the roof apex of the original building, subject to clause h(i) above.
- iv) Setback:

All buildings or structures shall be set back at least 6,5 m from the centre line of the abutting street.
- v) Street building line: 2 m provided that a 3,5 m building line shall apply if fuel pumps are to be erected
- vi) Side building lines: Zero metre provided that Council may lay down side building lines in the interest of public health or in order to enforce any applicable law or right.
- viii) Storage: any part of the premises of a service station which is used for storage purposes must be enclosed with a suitable plastered screen wall at least 1,8 metres high and set back by 2 metres from the street boundary line and landscaped.

7.1.2 Development management provisions

Separation of business and residential properties

When an application for the rezoning of land, situated next to land of a residential character, for business purposes is approved, the business use may only be exercised once an approved wall of not less than 1,8 m high has been erected on the common boundary between such properties.

Site development plan

All applications for rezoning must be accompanied by a site development plan.

Architectural guidelines

Developers should strive to achieve the architectural guidelines (CHAPTER 6.1.12) for all developments mentioned in (a).

Signage

Guidelines have been given to John Simson and should be included here – or reference should be made to the relevant CHAPTER in the Overstrand Zoning Document

Trees and Hedgerows

No person shall fell, uproot or cause to destroy a tree or hedgerow older than 60 years without the prior written consent of Heritage Western Cape.

CHAPTER 7.2: BUSINESS ZONE 2: Local Business (B2)

The following restrictions will apply for SOZ 1, 2 and 3

7.2.2 Development rules

(a) Building lines

i) Street building lines

- Buildings excluding verandas: 2 m
- Garage: 4,5m (to provide off-street parking)
- Veranda (covered but not enclosed): zero

ii) Side and rear building lines

- An aggregate of 6 m building line.
- Where a property zoned for business purposes bounds a single residential or town house property, a 3 m building line shall apply.

iii) Basements

For basements, the building lines are zero metres.

(b) Height

- i) **SOZ 2 & 3:** The maximum height for all buildings (which includes outbuildings), measured from the base level to the top of the wall plate is 4,5 m and to the top of the roof is 6,8 m.
- ii) **SOZ 1:** The maximum height for all buildings (which includes outbuildings), measured from the base level to the top of the wall plate is 6,0 m and to the top of the roof is 8,0 m.
- iii) Any additions to buildings over 60 years old may not be higher than the roof apex of the original building.

(c) Coverage

The maximum coverage is 65%

(d) FAR

The maximum FAR of all buildings shall be 1,0.

7.2.3 Development management provisions

(a) Separation of business and residential properties

When an application for the rezoning of land, situated next to land of a residential character, for business purposes is approved, the business use may only be exercised once an approved wall of not less than 2,0 m high has been erected on the common boundary between such properties.

(b) Site development plan

All applications for rezoning must be accompanied by a site development plan.

(c) Architectural guidelines

Developers should strive to achieve the architectural guidelines (CHAPTER 6.1.12) for all developments mentioned in (a).

(d) Signage

Refer to 6.1.10

(e) Trees and Hedgerows

No person shall fell, uproot or cause to destroy a tree or hedgerow older than 60 years without the prior written consent of Heritage Western Cape.

CHAPTER 7.3: BUSINESS ZONE 3: Service Station (B3)

Development rules

Service station

- i) FAR: at most 1,0
- ii) Coverage: at most 65%
- iii) Height:
 - The maximum height for all buildings shall be 6,8 m above natural mean ground level under the footprint of the building in question.
 - Any additions to buildings over 60 years old may not be higher than the roof apex of the original building, subject to clause h(i) above.
- iv) Setback:

All buildings or structures shall be set back at least 6,5 m from the centre line of the abutting street.
- v) Street building line: 2 m provided that a 3,5 m building line shall apply if fuel pumps are to be erected
- vi) Side building lines: Zero metres provided that Council may lay down side building lines in the interest of public health or in order to enforce any applicable law or

right.

- viii) Storage: any part of the premises of a service station which is used for storage purposes must be enclosed with a suitable plastered screen wall at least 2,0 metres high and set back by 2 metres from the street boundary line and landscaped.

CHAPTER 8.1 and 8.2

Not allowed in SOZ 2 & 3

CHAPTER 9.1

Allowed in all zones, but subject to architectural rules in SOZ 2 and 3

CHAPTER 10.1 and 10.2

Allowed in all zones, but subject to architectural rules in SOZ 2 and 3

CHAPTER 11.1 and 11.2

Allowed in all zones, but subject to architectural rules in SOZ 2 and 3

CHAPTER 11.3

Not applicable

CHAPTER 12.1: OPEN SPACE ZONE 1: Conservation Zone (OS1)

12.1.1 Use of property

Delete “dwelling units” as a consent use. (Tourism accommodation will include the type of dwelling units required.)

CHAPTER 12.2: OPEN SPACE ZONE 1: Natural Area Zone (OS2)

12.2.1 Use of property

Delete “second dwelling units” as a consent use.

An additional CHAPTER should be added:

CHAPTER 12.5: OPEN SPACE ZONE 5: Riverine Open Space Zone (OS5)

Include the land use and development rules as per CHAPTER 3.17 of the existing Stanford Zoning Scheme Regulations

CHAPTER 13.1

Not allowed in SOZ 2 and 3

PART 4: GENERAL PROVISIONS

CHAPTER 16

No provision has been made for the following:

- (a) Advisory Committees – which should be instituted for each administration or area in the Overstrand (even Baardskeerdersbos would like its own architectural / aesthetics advisory committee)**
- (b) No provision has been made for existing Heritage Committees – could be incorporated in (a).**
- (c) Flood prone areas: No provision has been made for adherence to flood lines etc – refer to 6.2 of the Stanford Zoning Scheme document.**
- (d) No mention of possible borehole restrictions – perhaps this is not the place?**
- (e) Conservancy tanks i.s.o septic tanks. Should this be mentioned here?**