



CITY OF CAPE TOWN ZONING SCHEME (CTZS) FINAL DRAFT

March 2010

EXECUTIVE SUMMARY

1. INTRODUCTION

This Executive Summary explains the status of the project, gives a summary of the structure and content of the zoning scheme regulations and indicates the main differences between the final and the fourth draft. The first, second and fourth Drafts were advertised for comment between June/August 2004 and July/August 2005 and February to March 2008 respectively. Each of the advertising processes included an extensive series of public meetings and presentations which were mostly poorly attended. The comments received from the general public, professional bodies and officials on the draft documents that were advertised were analysed by a Steering Committee consisting of political members and officials. The responses formulated during these processes suggested improvements to the document and as a result of this, a total revision of the second, third and fourth drafts were undertaken that has resulted in the development of the final draft. As part of a parallel process, the existing zoning maps were updated and captured in digital format. The zones in the existing zoning maps were then converted to the zones with the closest fit in the new zoning scheme.

The project has now reached the stage where the following components of the zoning scheme are available:

- Zoning Scheme Regulations: Final Draft;
- Existing zoning maps;
- New zoning maps indicating the zones of the new Zoning Scheme.

It is planned to advertise the final draft CTZS in March 2010 and submit it to the Planning & Environment Portfolio Committee in May 2010 to make recommendations to the relevant provincial Minister to approve and promulgate the new CTZS for implementation by the end of 2010.

2. BACKGROUND TO ZONING

A zoning scheme is a legal document that sets development rights and obligations for land, and is used together with other legislation, such as environmental laws, to control land use and development in the city. In terms of applicable law, a zoning scheme determines use

rights and provides control over use rights and the utilization of land. At present there are 27 different zoning schemes applicable in Cape Town. Many of these have different land use zones, definitions and provisions, and most are out of date since they do not reflect current realities. Some zoning schemes were also promulgated in terms of a discriminating law, namely the Black Communities Development Act, and needs urgent replacement. This complex system is inefficient and difficult to use for both the Council and the public. A unified city such as Cape Town needs a unified zoning scheme that does not reflect past discrimination and that responds to current challenges. To overcome this problem, the City has developed a single zoning scheme for the entire City of Cape Town. This process commenced after the approval of a set of guiding principles. It was also recognized in this process that the City is a diverse area and that the new zoning scheme should be able to respond to such diversities. In this regard a number a mechanisms such as more flexible and mix use provisions, performance zoning techniques and overlay zones where introduced.

The zoning scheme consists of a number of components. There is the Zoning Scheme document containing the provisions, the use rights and development rules, for each zone. There are also zoning maps for the entire city showing which properties are designated for which zones. The public can examine the zoning maps to determine the zoning of their properties, and can then examine the zoning scheme regulations to ascertain the new zoning provisions that will apply to these properties. Finally there is a record of departures and special conditions that apply to certain properties. This record is kept at the Municipal offices and can be made available for individual properties on request.

3. STRUCTURE OF THE ZONING SCHEME DOCUMENT

The main zoning scheme document is divided into five parts which have been further divided into chapters and sections. There is also an Appendix document that contains the overlay zones and the general provisions and specials provision for each of these overlay zones.

The structure of the zoning scheme generally reflects that of the existing zoning schemes it will replace and should be easily recognizable. It consists of the following parts:

General overview

This section gives explanations and information about the zoning scheme and related planning tools and instruments. This section has no legal status. It also gives practical hints to find your way through the document and include an explanation on how the CTZS fits in with the City's land use management system.

Part I : Administration

This part sets out the application and general purpose of the zoning scheme and provides the link to the zoning maps and register. It also provides for the procedures on how to make applications in terms of the zonings scheme and transitional arrangements in that regard, advertising of applications, procedures for approval, imposing of conditions of approval, validity of information, appeals procedures and errors. One of the chapters in this part of the zoning scheme also sets out zoning and categories of uses. The deemed zoning provisions is also contained in this part as well as the summary of all zones for easy reference.

Part II : Zoning categories

This part sets out all the zoning categories and base zones. The zoning categories is the collective description of a number of associated base zones whereas the base zones

specifically determines the lawful land use and development rules for a land unit. The zoning categories and base zones can be summarized as follows:

Zoning Category	Base Zone	Purpose
Single Residential Zones (SR)	SR1 : Conventional Housing	Provides predominantly for single family dwelling houses.
	SR2 : Incremental Housing	Provides for the upgrading of informal settlement to a formal settlement through incremental housing processes.
General Residential Zones (GR)	GR1 : Group Housing	Medium density residential development where group housing is encouraged.
	GR2 to 6 : Group Housing Sub-Zones	Higher density residential development that includes blocks of flats. Different development rules apply to different sub-zones.
Community Zones (CO)	CO1 : Local Community Zone	To provide for local community facilities.
	CO2 : Regional Community Zone	To provide for the full range of community facilities. This can be local and regional in nature.
Local Business Zones (LB)	LB1 : Intermediate Business	Provide buffer or interface between general business and lesser intensity zones.
	LB2 : Local Business	Provide for low intensity commercial and mixed uses which serve local needs.
General Business and Mixed Zones (GB and MU)	GB1 to 7 : General Business Sub-Zones	Provide for general business and mixed uses of medium to high intensity. Different development rules apply to different sub-zones.
	MU1 to 3 : Mixed Zones Sub-Zones	Provide a mixture of business, industrial and residential development. Different development rules apply to different sub-zones.
Industrial Zones (GI and RI)	GI1 and 2 : General Industry Sub-Zones	Provide for all industry except noxious industry. Different development rules apply to different sub-zones.
	RI : Risk Industry	Provides for industries which are noxious and carry a high risk.
Utility and Transport Zones (UT and TR)	UT : Utility Zone	Provide for utility services such as electrical substations and water reservoirs.
	TR1 : Transport Use	Provides for transportation systems and transport

		undertakings which serve the public.
	TR2 : Public Road and Public Parking	Provides for public streets and roads.
	NPZ : National Port Zone	This is a new zone and has been included to give effect through the zoning scheme to the land use and control of land use within a national port.
Open Space Zones (OS)	OS1 : Environmental Conservation	Provides for the conservation of environmental resources.
	OS2 : Public Open Space	Provides for active and passive recreational areas on public land
	OS3 : Special Open Space	Provides for special reserved open spaces such as a golf course on a golf estate.
Agricultural, Rural and Limited Use Zones (AG, RU and LU)	AG : Agricultural Zone	Provides and protects agriculture on farms.
	RU : Rural Zone	Provides for smaller rural properties that may be used for agriculture and occupied as places of residence for people seeking a country lifestyle.
	LU : Limited Use Zone	Provides for a transitional mechanism to deal with land that was zoned as undetermined.

A summary table of all the base zones including the development rules was compiled as a reference manual and is attached to this executive summary.

Part III : Overlay Zoning category

This part makes provision for a mechanism for land use management whereby Council may give effect to specific guidelines contained in a spatial plan or policy plan therefore providing a procedure to elevate policy guidelines to the regulatory provisions of a zoning scheme. Through this mechanism additional land use rights can be given or land use rights can be limited and more or less restrictive development rules stipulated. The provisions of an overlay zone will be additional to the provisions in a base zone. The overlay zoning mechanism may however not promote, cause or facilitate social exclusion and separation. This part also provides for the procedures to prepare, adopt, replace, amend and recommend overlay zones as well as the status of overlay zones.

The Overlay zones are grouped in categories and separated under each category as follow:

Overlay Zoning Category	Overlay Zone	Purpose
Overlay Zones setting Development Directives	Subdivisional Overlay Zone (SAO)	Provide for the designation of land for future subdivision.
Overlay Zones setting Strategic Directives	Incentive Overlay Zone (ICO)	Provide for a mechanism to designate development

		incentive measures in order to promote development priorities and strategies for example parking, height, floor space, coverage or density incentives.
	Density Overlay Zone (DTO)	Provide for a mechanism to designate development intensity measures in order to promote development priorities and strategies for example by setting specific minimum or maximum development densities given the availability of infrastructure.
Overlay Zones providing Specific Management mechanisms	Heritage Protection Overlay Zone (HPO)	Provide for the protection of heritage places and heritage areas.
	Environmental Management Overlay Zone (EMO)	Provide for the management of special natural and environmental characteristics or an area.
	Urban Edge Overlay Zone (UEO)	Provide for management of the urban edge in order to achieve sensitive transition between urban rural and conservation areas.
	Scenic Drive Overlay Zone (SDO)	Provide for the protection of the natural and cultural landscapes along important tourist routes.
	Local Area Overlay Zone (LAO)	Provide for specific local development rules

It should be noted that a distinctive name and number will be approved for each overlay zone and will be recorded in the annexure to the zoning scheme.

Part IV : General provisions

This part of the IZS will provide the general provisions and rules that apply to all zones. These provisions relate to building lines, street centerline setback, site development plans, hazardous substances, screening, boundary walls, earth banks and retaining structures, maintenance of property and placement of vehicles, antennae systems, parking and site access requirements, loading, refuse rooms and subdivided land. This part also contains the interpretations and definitions applicable to the zoning scheme.

Part V : Annexures

This part will contain additional information supporting the administration of the zoning scheme, such as the list of overlay zones. Council may add to or amend the Annexures as provided for in the zoning scheme.

Appendix document

This document, which is the appendix document to the main zoning regulations document, contains the general provisions and special provisions for each of the overlay zones to be established in terms of the provisions of the zoning scheme regulations.

4. AMENDMENTS TO FOURTH DRAFT

The following is a list of most of the components that has been the subject to changes/improvements from the fourth draft.

Part	Chapter	Amendment
	General overview	Additions were made to the general overview by making reference to law that is relevant to land use planning
1	1. Application of zoning scheme	Any land reclamation in future will also be legally part of the zoning scheme area. Land declared as protected areas will be excluded from the provisions of this zoning scheme It has been clarified that the provisions of the zoning scheme cannot overrule the provision of any provincial or national law.
1	1. Purpose of the zoning scheme	The provision has been amended to only provide for a linkage to planning law.
1	1. Components of the zoning scheme	Provision included that stipulates that the appendix document containing all the overlay zones will be part of the zoning scheme regulations. Appendix document with the overlay zones has been developed.
1	2. Conditions of approval	Where a consent is a permitted use in another zone, then the development rules of that zone will apply to the consent use.
1	2. Errors on zoning maps	The procedures to correct errors have been clarified.
1	3. Categories of uses	An amendment to the internal structure of a building which is considered to be a lawful non-conforming use is permitted.
1	3. Deemed zoning	The wording of the deemed conditions in terms of planning law has been improved. These improvements also provide for the linkage to LUPO where the current schedule conditions in the Cape Town Zoning scheme will in future be deemed to be conditions of approval in terms of planning law. Further improvements were also made to the deeming provisions of the former South African Transport Services land (now TRANSNET and PRASA land) and the City is in the process to enter into a formal agreement with these public institutions.
2	5. Single Residential Zone : SR1	More restrictive building lines will apply where small erven abuts larger erven. A 1m fire break is required after 4 attached dwelling units. An additional density control level for erven larger than 2000m ² has been included. No limit on the size of a second dwelling. Can now be similar in size as the main dwelling, but may not be larger. Further conditions has been made applicable to B&B's. No receptions and conferences allowed. Height of buildings and floor space increased.
2	5. Single Residential	Consents for house taverns and sale of alcoholic beverages

	Zone : SR2	removed.
2	9. General Business	Service stations will be consent use and not a permitted use. Floor factor for parts of buildings used as flats has been increased and certain areas in hotels have been disregarded for the purposes of calculating floor factor.
2	11. TR1 : Transport Zone	Air- and Underground rights has been included under this zone as a further consent use.
2	11. NPZ : National Port Zone	This is a new zone that has been included to give effect through this scheme to the land use and control of land use within a national port where development within such port is controlled by an approved port development framework plan. Such port development framework plan must include a land use control component for development within the port.
2	12. Open Space Zone	Informal trading included as consent where sites are demarcated in terms of the Council By-law for formal trading purposes.
	13. Agricultural Zone	Minimum erf sizes will apply. One second dwelling permitted for each 10 ha up to a maximum of 5 dwellings.
3	17. Heritage Overlay Zone	This overlay zone has been reworked to conform to the provisions of the relevant legislation.
	15. Special Planning Area Overlay Zone	This overlay zone has been removed.
	15. Intensity Overlay Zone	The name of this overlay zone has changed to Density Overlay Zone.
4	18. Site Development Plans	Most of the provisions that apply to SDP's has been reworked.
	18. Hazardous Substance	Reworked to be in line with the applicable legislation.
	18. Boundary walls and fences	The permitted height has increased.
	18. Flood prone areas	New inclusion under this chapter
	18. Electronic and Mechanical Playing Machines	New inclusion under this chapter
	18. Package of plans	The general purpose of a Package of Plans is to provide for a mechanism to plan and manage the development of large or strategic urban development areas. It is a staged process of negotiation, planning and approvals, whereby appropriate levels of planning detail are approved together with conditions for such approvals. These provisions replace the Special Planning Area Overlay Zone.
	19. Parking requirements	A number of amendments and additions have been made as a result of comments received. The parking standards have also been aligned with Council draft policy in this regard.
	21. Interpretation	Interpretation on height measurements has been included. Council may require a height certificate certified by a registered land surveyor, from the land owner.
	21. Definitions	A number of amendments and additions have been made as a result of comments received.
5	Annexures	Changes has been made after the special zones, special areas, overlay zones and scheduled conditions contained in

		existing zoning schemes were reviewed and either omitted as it serve no purpose or retained in the form of conditions of approval or overlay zones.
6	Appendix	New addition to the document that contains all the overlay zones and its general and special provisions.

5. PUBLIC CONSULTATION

It should be noted that this will be the last advertising of the Final Draft by the City where comment is invited from all interested and affected parties. In this regard and given the extensive previous consultation processes, the following advertising process will be followed.

- **Notices to Interested and Affected Parties (I&AP`s)**
Notices to all I&AP`s that has commented on the fourth draft and which is on the database of the department
- **Advertisements in the press**
Adverts in regional and local newspapers
Press statements
- **Meeting with representative groups of civic organisations and relevant professional bodies**
A meeting will be arranged to inform the civic organisations and interested professional bodies of the amendments made to the fourth draft and to present the visual testing of the impact of the permitted development envelopes of the use zones
- **The document will be posted and advertised on the City's website**
- **The document and zoning maps will be displayed at all the district planning offices, subcouncil offices and libraries for the full duration of the advertising process**

This executive summary will be available on request to all interested and affected parties during the advertising process and is also available in Afrikaans and isiXhosa on request.

The final draft will be advertised for 30 days and comments or objections must be submitted in writing either in letter or e-mail format to the address indicated in the advertisement. Verbal or any other submission will only be accepted if special arrangements have been made with the district planning office. Written submissions should be submitted to the following address.

By post : The Project Manager, CTZS Operational Office, PO Box, Cape Town, 8000

By e-mail : lums@capetown.gov.za

For more information about the Final Draft Cape Town Zoning Scheme Regulations or the public consultation process you may contact the CTZS Operational office at 021 400 2399.

An electronic copy of the Zoning Scheme Regulations is available on the City's website at www.capetown.gov.za.

TABLE A: USE ZONES AND DEVELOPMENT RULES

SINGLE RESIDENTIAL ZONES	FLOOR FACTOR	COVERAGE	MAXIMUM HEIGHT ABOVE THE BASE LEVEL		BUILDING LINES		STREET CENTRE-LINE SETBACK	OTHER PROVISIONS
			To Wallplate	To Top Of Roof	Street Boundary Building Line	Common Boundary Building Lines		
<p>SINGLE RESIDENTIAL ZONE 1: CONVENTIONAL HOUSING (SR1)</p> <p>PRIMARY USES Dwelling house, private road. Additional use rights.</p> <p>ADDITIONAL USE RIGHTS Home occupation or Bed and breakfast establishment or Home child care; Second dwelling.</p> <p>CONSENT USES Utility services, Place of instruction, Place of worship, Institution, Guest house, Rooftop base telecommunication station, wind turbine infrastructure, Open space, Urban Agriculture</p>	<p>Land unit > 500 m² = 800 m² maximum floor space</p> <p>Refer to 5.1.2(b)</p>	<p>> 2000m²; 40% 2000-1000 m² ; 50% 1000-501m² : 50% 500-351m² : 60% 350-201m² : 75% <200m² : 80%</p> <p>Refer to 5.1.2(a)</p>	<p>8,0 m 8,0 m 8,0 m 6,0 m 6,0 m 6,0 m</p> <p>Refer to 5.1.2(c)</p>	<p>10,0 m 10,0 m 10,0 m 8,0 m 8,0 m 8,0 m</p> <p>Refer to 5.1.2(c)</p>	<p>6,0 m 4,5 m 3,5 m 3,5 m 3,5 m 1,0 m</p> <p>Refer to 5.1.2(d) & (e)</p>	<p>6,0 m 3,0 m 1,5 m 0 (30%) and 1,5 m 0 (60%) and 1,5 m 0 (60%) and 1,5 m</p> <p>Refer to 5.1.2(d) & (e)</p>	N/A	<p>Window and door placements. Garages, carports & outbuildings, Parking and access, Additional use rights, Second dwelling, Home occupation, Bed and breakfast establishment. Home child care.</p>
<p>SINGLE RESIDENTIAL ZONE 2: INCREMENTAL HOUSING (SR2)</p> <p>PRIMARY USES Dwelling house, Second dwelling, Utility service, Private road, Urban agriculture, Open space, Additional use rights.</p> <p>ADDITIONAL USE RIGHTS Shelter, House shop, Home occupation, Bed and breakfast establishment, Home child care, Informal trading. Any educational religious occupational or business purposes subject to conditions.</p> <p>CONSENT USES Group housing, Boarding house, Place of worship, Institution, Clinic, Place of assembly, Place of instruction, Office, Restaurant, Guest house, Place of entertainment, Service trade, Authority use, Rooftop base telecommunication station, wind turbine infrastructure, .</p>	N/A	<p>80%</p> <p>Refer to 5.2.2(a)</p>	<p>6,0 m dwelling units 8,0 m other buildings</p> <p>Refer to 5.2.2(b)</p>	<p>8,0 m dwelling units 10,0 m other buildings</p>	<p>1,0 m</p> <p>Refer to 5.2.2 (c) & (d)</p>	<p>0 for 60% of the total linear distance along all common boundaries around the land unit and 1,5 m for the remainder 2,5 m between shelters & other buildings,</p> <p>Refer to 5.2.2 (c) & (d)</p>	N/A	<p>Parking and access, House shop, Shelter, Informal trading, Land constructed or identified for roads, Land used or identified for firebreaks, Flood-prone areas, Approval of building plans.</p>

GENERAL RESIDENTIAL ZONES		FLOOR FACTOR	COVERAGE	MAXIMUM HEIGHT ABOVE THE BASE LEVEL		BUILDING LINES		STREET CENTRE-LINE SETBACK	OTHER PROVISIONS
SUB ZONES				To Wallplate	To Top of Roof	Street Boundary Building Line	Common Boundary Building Lines		
GENERAL RESIDENTIAL SUB ZONE 1: GROUP HOUSING (GR1) PRIMARY USES Dwelling house, Group housing, Private road, Open space. Additional use rights. ADDITIONAL USE RIGHTS Flats that comply with provisions, Home occupation. CONSENT USES Utility services, Home child care, Rooftop base telecommunication station.	GR1	N/A Density @ 30 du/ha	N/A			5,0 m at external public street, 0 m at internal road. Garages set back 5,0 m from road kerb Refer 6.1.2 (e) & (f)	3,0 m at external boundaries, 0 m at internal boundaries Refer to 6.1.2 (e) & (f)	N/A	Design principles, Density, Open space, Parking and access, Site development plan, Flats as a additional use right, Home occupation, Dwelling house outside group scheme. Height
				8,0 m	10,0 m				
				Refer to 6.1.2 (c)					
GENERAL RESIDENTIAL SUB ZONES (GR2 – GR6) PRIMARY USES Dwelling house, Second dwelling, Group housing, Boarding house, Flats, Guest house, Private road, Open space. CONSENT USES Utility service, Place of instruction, Place of worship, Institution, Hospital, Place of assembly, Home occupation, Shop, Hotel, Conference facility, Rooftop base telecommunication station, wind turbine infrastructure.	GR 2	1,0	50%	To Top of Roof		4,5 m or 0.6H Refer to 6.2.2(e)	4,5 m or 0.6H Refer to 6.2.2 (e)	8,0 m Refer to 6.2.2(d)	Parking and access, Screening, Wind mitigation, Dwelling house, second dwelling, Group housing, Institution, place of instruction place of assembly, Shop.
				15,0 m Refer to 6.2.2(c)					
	GR 3	1,0	50%	20,0 m Refer to 6.2.2(c)					
	GR 4	1,5	50%	24,0 m Refer to 6.2.2(c)					
	GR 5	2,5	50%	35,0 m Refer to 6.2.2(c)					
GR 6	5,0	50%	50,0 m Refer to 6.2.2(c)						

<p align="center">COMMUNITY ZONE 1: LOCAL (CO1)</p> <p>PRIMARY USES Place of instruction, Place of worship, Clinic, Rooftop base telecommunication station, Open space.</p> <p>CONSENT USES Institution, Hospital, Place of assembly, Cemetery, Freestanding base telecommunication station, Urban agriculture.</p>	0.8	60%	To Top of Roof		5,0 m	5,0 m	N/A	Parking and access, Loading, Screening, Noise mitigation.
			12,0 m	Refer to 7.1.2(c)				
<p align="center">COMMUNITY ZONE 2: REGIONAL(CO2)</p> <p>PRIMARY USES Institution, Hospital, Place of instruction, Place of worship, Place of assembly, Rooftop base telecommunication station, Open space.</p> <p>CONSENT USES Boarding house, Conference facility, Cemetery, Crematorium, Funeral parlour, Freestanding base telecommunication station, wind turbine infrastructure, Urban agriculture.</p>	2.0	60%	18,0 m	Refer to 7.2.2(c)	5,0 m	5,0 m	N/A	Parking and access, Loading, Screening, Noise mitigation.

For information only

LOCAL BUSINESS ZONES	FLOOR FACTOR	COVERAGE	MAXIMUM HEIGHT ABOVE THE BASE LEVEL		BUILDING LINES		STREET CENTRE-LINE SETBACK	OTHER PROVISIONS
			To Wallplate	To Top of Roof	Street Boundary Building Line	Common Boundary Building Lines		
LOCAL BUSINESS ZONE 1: INTERMEDIATE BUSINESS (LB1) PRIMARY USES Office, Dwelling house, Boarding house, Utility services, Flats, Additional use rights. ADDITIONAL USE RIGHTS Home occupation or House shop or Bed and breakfast establishment or Home child care; Second dwelling. CONSENT USES Place of instruction, Place of worship, Institution, Clinic, Place of assembly, Guest house, Shop, Informal trading, Service trade, Rooftop base telecommunication station, wind turbine infrastructure.	0.8	> 1000 m ² : 50% 1000-501m ² : 50% 500-351m ² : 60% 350-201m ² : 75% <200m ² : 80% Refer to 8.1.2(b)	8,0 m	10,0 m	3,5 m	3,0 m	N/A	Garages and carports Parking and access, Loading, Screening, Home occupation, bed & breakfast establishment, home child care, Second dwelling, House shop.
			8,0 m	10,0 m	3,5 m	1,5 m		
			6,0 m	8,0 m	3,5 m	0 (30%) and 1,5 m		
			6,0 m	8,0 m	3,5 m	0 (60%) and 1,5 m		
			6,0 m	8,0 m	1,0 m	0 (60%) and 1,5 m		
			Refer to 8.1.2(c)		Refer to 8.1.2(d)	Refer to 8.1.2(d)		
LOCAL BUSINESS ZONE 2: LOCAL BUSINESS (LB2) PRIMARY USES Shop, Office, Dwelling house, Second dwelling, Boarding house, Flats, Place of instruction, Place of worship, Institution, Clinic, Guest house, Service trade, Utility service, Rooftop base telecommunication station, Private road, Open space. CONSENT USES Place of assembly, Informal trading, Restaurant, Sale of alcoholic beverages, Funeral parlour, Place of entertainment, Adult Shop, Business premises, Supermarket, Plant nursery, Hotel, Conference facility, Motor repair garage, Service station, Authority use, Freestanding base telecommunication station, wind turbine infrastructure Transport use, Multiple parking garage.	1,0	75%	To Top of Roof		0,0 m	0,0 m	8,0 m	Canopy projection, Street corners, Parking and access, Loading, Screening, Service station & motor repair garage, Second dwelling, Informal trading.
			12,0 m	Refer to 8.1.2(c)				

GENERAL BUSINESS AND MIXED USE ZONES	SUB ZONES	FLOOR FACTOR	COVERAGE	MAXIMUM HEIGHT ABOVE BASE LEVEL TO TOP OF ROOF	BUILDING LINES		STREET CENTRE-LINE SETBACK	OTHER PROVISIONS
					Street Boundary Building Line	Common Boundary Building Line		
<p>GENERAL BUSINESS SUB ZONES: (GB1 – GB4)</p> <p>PRIMARY USES Business premises, Dwelling house, Second dwelling, Boarding house, Flats, Place of instruction, Place of worship, Institution, Hospital, Place of assembly, Place of entertainment, Hotel, Conference facility, Service trade, Authority use, Utility service, Rooftop base telecommunication station, Multiple parking garage. Private road, Open space, Additional use rights.</p> <p>ADDITIONAL USE RIGHTS Adult shop.</p> <p>CONSENT USES Adult entertainment business, Adult services, Funeral parlour, Informal trading, Expo-centre, Motor repair garage, Warehouse, Freestanding base telecommunication station, wind turbine infrastructure, Transport use, Helicopter landing pad, Service Station</p>	GB1	1,5 Refer to 9.1.2 (g)	100%	15,0 m Refer to 9.1.2(d)	0,0 m – 4,5m Refer to 9.1.2(e)	0,0 – 4,5 m Refer to 9.1.2(f)	8,0 m Refer to 9.1.2 (b)	Canopy or balcony, projection, Public way along the street boundary, Streets corners, Parking and access, Loading, Screening, Wind mitigation, Service station, motor repair garage, Adult shop, Informal trading.
	GB2	2,0 Refer to 9.1.2 (g)	100%	15,0 m Refer to 9.1.2(d)	0,0 m – 4,5 m Refer to 9.1.2(e)	0,0 m – 4,5 m Refer to 9.1.2(f)	8,0 m Refer to 9.1.2 (b)	
	GB3	2,0 Refer to 9.1.2 (g)	100%	25,0 m Refer to 9.1.2(d)	0,0 m – 4,5 m Refer to 9.1.2(e)	0,0 m – 4,5 m Refer to 9.1.2(f)	8,0 m Refer to 9.1.2 (b)	
	GB4	3,0 Refer to 9.1.2 (g)	100%	25,0 m Refer to 9.1.2(d)	0,0 – 4,5 m Refer to 9.1.2(e)	0,0 m – 4,5m Refer to 9.1.2(f)	8,0 m Refer to 9.1.2 (b)	
	GB5	4,0 Refer to 9.1.2 (g)	100%	25,0 m Refer to 9.1.2(d)	0,0 m Refer to 9.1.2(e)	0,0 m Refer to 9.1.2(f)	8,0 m Refer to 9.1.2 (b)	
	GB6	6,0 Refer to 9.1.2 (g)	100%	35,0 m Refer to 9.1.2(d)	0,0 m and ½(H-25) Refer to 9.1.2(e)	0,0 m and ½(H-25) Refer to 9.1.2(e)	8,0 m Refer to 9.1.2 (b)	
	GB7	12,0 Refer to 9.1.2 (f) and (g)	100%	60,0 m Refer to 9.1.2(d)	0,0 m and ½(H-25) Refer to 9.1.2(e)	0,0 m and ½(H-35) Refer to 9.1.2(e)	8,0 m Refer to 9.1.2 (b)	
	SUB ZONES							
<p>MIXED USE ZONES: SUB ZONES (MU1 – MU2)</p> <p>PRIMARY USES Business premises, Industry, Dwelling house, Second dwelling, Boarding house, Flats, Place of instruction, Place of worship, Institution, Hospital, Place of assembly, Place of entertainment, Hotel, Conference facility, Authority use, Utility service, Rooftop base telecommunication station, Transport use, Multiple parking garage, Private road, Open space, Additional use rights.</p> <p>ADDITIONAL USE RIGHTS Adult shop.</p> <p>CONSENT USES Adult entertainment business, Adult services, Funeral parlour, Informal trading, Expo-centre, Scrap yard, Freestanding base telecommunication station, wind turbine infrastructure, Helicopter landing pad, Service station, Motor repair garage</p>	MU1	1,5	75%	15,0 m Refer to 9.2.2(a)	0,0 m - 4,5 m Refer to 9.2.2(c)	0,0 m - 4,5 m Refer to 9.2.2(c)	8,0 m Refer to 9.2.2 (b)	Canopy or balcony projection, Parking and access, Loading, Screening, Service station, motor repair garage, Adult shop, Informal trading.
	MU2	4,0	100%	25,0 m Refer to 9.2.2(a)	0,0 m – 4,5 m Refer to 9.2.2(c)	0,0 m – 4,5 m Refer to 9.2.2(c)	8,0 m Refer to 9.2.2 (b)	
	MU3	6,0	100%	35,0 m Refer to 9.2.2(a)	0,0 m Refer to 9.2.2(c)	0,0 m - ½(H-25) Refer to 9.2.2(c)	8,0 m Refer to 9.2.2 (b)	

INDUSTRIAL ZONES		FLOOR FACTOR	COVERAGE	MAXIMUM HEIGHT ABOVE BASE LEVEL TO TOP OF ROOF	BUILDING LINES		STREET CENTRE-LINE SETBACK	OTHER PROVISIONS
					Street Boundary Building Line	Common Boundary Building Line		
<p>GENERAL INDUSTRY ZONES (GI1 – GI2)</p> <p>PRIMARY USES Industry, Restaurant, Service station, Motor repair garage, Funeral parlour, Scrap yard, Abattoir, Authority use, Utility service, Crematorium, Rooftop base telecommunication station, Freestanding base telecommunication station, Transport use, Multiple parking garage, Agricultural industry, Private road, Open space, Additional use rights.</p> <p>ADDITIONAL USE RIGHTS Factory shop, Adult shop.</p> <p>CONSENT USES Place of worship, Institution, Clinic, Place of assembly, Adult entertainment business, Adult services, Informal trading, Shop, Office, Sale of alcoholic beverages, Place of entertainment. Helicopter landing pad, wind turbine infrastructure, Container site.</p>	SUB ZONES							
	GI 1	1,5	75%	18,0 m Refer to 10.1.3(b)	5,0 m Refer to 10.1.3(c)	3,0 m Refer to 10.1.3(d)	N/A	Hazardous substances, Boundary walls, Parking and access, Loading, Screening, Service station, motor repair garage, Factory shop, Adult shop Informal trading. Height
	GI 2	4,0	75%	No height restriction for industrial, other buildings 18,0 m Refer to 10.1.3(b)	5,0 m Refer to 10.1.3(c)	3,0 m Refer to 10.1.3(d)	N/A	
<p>RISK INDUSTRY ZONE (RI)</p> <p>PRIMARY USE Noxious trade, Risk activity, Crematorium, Rooftop base telecommunication station, Freestanding base telecommunication station, Private road, Open space, Additional use rights.</p> <p>ADDITIONAL USE RIGHTS Factory shop.</p> <p>CONSENT USE Shop, Informal trading, Service station, Motor repair garage, Industry, Scrap yard, Abattoir, Authority use, Utility service, Helicopter landing pad, wind turbine infrastructure, Container site, Transport use, Multiple parking garage.</p>		2,0	75%	No height restriction for noxious trade, risk activity & industry, other buildings 18,0 m Refer to 10.2.3(c)	5,0 m Refer to 10.2.3(d)	5,0 m Refer to 10.2.3(d)	N/A	Hazardous substances, Parking and access, Loading, Screening, Boundary walls, Service station, motor repair garage, Factory shop, Informal trading.

UTILITY, TRANSPORT AND PORT ZONES	FLOOR FACTOR	COVERAGE	MAXIMUM HEIGHT ABOVE THE BASE LEVEL TO TOP OF THE ROOF	BUILDING LINES		STREET CENTRE-LINE SETBACK	OTHER PROVISIONS
<p align="center">UTILITY ZONE (UT)</p> <p>PRIMARY USES Utility service, Authority use, Rooftop base telecommunication station, Freestanding base telecommunication station.</p> <p>CONSENT USES Cemetery, Informal trading, Funeral parlour, Crematorium, Urban agriculture, Airport, wind turbine infrastructure, Helicopter landing pad.</p>	As determined by a site development plan						
<p align="center">TRANSPORT ZONE 1: TRANSPORT USE (TR1)</p> <p>PRIMARY USES Transport use, Multiple parking garage, Utility service, Warehouse, Rooftop base telecommunication station, Container site.</p> <p>CONSENT USES Business premises, Flats, Place of assembly, Place of entertainment, Hotel, Conference facility, Service station, Motor repair garage, Service trade, Warehouse, Freestanding base telecommunication station, wind turbine infrastructure, Airport, Helicopter landing pad, Informal trading, Industry, Air rights and underground rights.</p>	2.0	75%	18,0 m Refer to 11.2.2(c)	Street Boundary Building Line	Common Boundary Building Line	N/A	Parking and access, Service station, motor repair garage, Informal trading.
<p align="center">TRANSPORT ZONE 2: ROAD AND PARKING (TR2)</p> <p>PRIMARY USES Public street, Utility service.</p> <p>CONSENT USES Multiple parking garage, Informal trading, wind turbine infrastructure, Air rights or underground rights</p>	Refer to 11.3						
<p align="center">NATIONAL PORT ZONE 2 (NPZ)</p> <p>PRIMARY USES land uses as contained in an approved port development framework plan.</p> <p>CONSENT USES None</p>	Refer to 11.4						

OPEN SPACE ZONES	FLOOR FACTOR	COVERAGE	MAXIMUM HEIGHT ABOVE THE BASE LEVEL TO TOP OF THE ROOF	BUILDING LINES	STREET CENTRE-LINE SETBACK	OTHER PROVISIONS
<p>OPEN SPACE ZONE 1: ENVIRONMENTAL CONSERVATION (OS1) PRIMARY USES Environmental conservation use.</p> <p>CONSENT USES Harvesting of natural resources, Environmental facilities, Tourist accommodation, Tourist facilities, Utility service, Rooftop base telecommunication station, Freestanding base telecommunication station, wind turbine infrastructure, cultural and social ceremonies.</p>						<p>As determined by a site development plan</p> <p>Refer 12.1</p>
<p>OPEN SPACE ZONE 2: PUBLIC OPEN SPACE (OS2) PRIMARY USES Public open space, Environmental conservation use.</p> <p>CONSENT USES Environmental facilities, Tourist facilities, Utility service, Cemetery, Rooftop base telecommunication station, Freestanding base telecommunication station, wind turbine infrastructure, cultural and social ceremonies, urban agriculture, informal trading, Harvesting of natural resources, Air or underground rights.</p>						<p>As determined by a site development plan</p> <p>Refer 12.2</p> <p>Deemed zoning, Construction & deposit of material, Air rights or underground rights.</p>
<p>OPEN SPACE ZONE 3: SPECIAL OPEN SPACE (OS3) PRIMARY USES Open space, Environmental conservation use.</p> <p>CONSENT USES Environmental facilities, Tourist facilities, place of instruction, place of assembly, place of entertainment, plant nursery, utility service, cemetery, rooftop base telecommunication station, freestanding base telecommunication station, wind turbine infrastructure, cultural and social ceremonies, urban agriculture, informal trading, harvesting of natural resources</p>						<p>As determined by a site development plan</p> <p>Refer 12.3</p> <p>Approval of consent uses.</p>

AGRICULTURAL AND RURAL ZONES	FLOOR FACTOR	COVERAGE	MAXIMUM HEIGHT ABOVE THE BASE LEVEL		BUILDING LINES		STREET CENTRE-LINE SETBACK	OTHER PROVISIONS
					Street Boundary Building Line	Common Boundary Building Lines		
<p align="center">AGRICULTURAL ZONE (AG)</p> <p>PRIMARY USES Agriculture, Intensive horticulture, Dwelling house, Riding stables, Environmental conservation use, Environmental facilities, Rooftop base telecommunication station, Additional use rights.</p> <p>ADDITIONAL USE RIGHTS Home occupation or Bed and breakfast establishment or Home child care; Second dwelling.</p> <p>CONSENT USES Additional dwelling units, Guest house, Hotel, Tourist accommodation, Tourist facilities, Intensive animal farming, Harvesting of natural resources, Mine, Utility service, Freestanding base telecommunication station, wind turbine infrastructure, Aqua-culture, Animal care centre, Farm shop, Agriculture industry.</p>	Limit for dwelling units and farm shop	N/A	To Wallplate	To Top of Roof	> 20ha : 30,0 m < 20ha : 15,0 m Refer to 13.1.2(b)	> 20ha : 30,0 m < 20ha : 15,0 m Refer to 13.1.2(b)	N/A	Floor space of dwelling units & farm shop, Parking, Agricultural industry, Second dwelling, Minimum subdivision size
			Dwelling house 8,0 m	Dwelling house 10,0 m				
			12,0 m for agricultural buildings other than a dwelling house Refer to 13.1.2(d)					
<p align="center">RURAL ZONE (RU)</p> <p>PRIMARY USES Dwelling house, Agriculture, Additional use rights</p> <p>ADDITIONAL USE RIGHTS Home occupation or Bed and breakfast establishment or Home child care; Second dwelling.</p> <p>CONSENT USES Guest house, Tourist accommodation, Tourist facilities, Harvesting of natural resources. Mine, Rooftop base telecommunication station, Freestanding base telecommunication station, wind turbine infrastructure, Aqua-culture, Intensive animal farming, Intensive horticulture, Riding stables, Animal care centre, Farm shop, Agricultural industry.</p>	Limit for dwelling units and farm shop	40%	To Wallplate	To Top of Roof	10,0 m Refer to 13.2.2(c)	5,0 m Refer to 13.2.2(c)	N/A	Floor space of dwelling units & farm shop, Parking, Minimum subdivision size, Agricultural industry, Second dwelling,
			Dwelling house 8,0 m	Dwelling house 10,0 m				
			Refer to 13.2.2(e)					
<p align="center">LIMITED USE ZONE (LU)</p> <p>PRIMARY USES Only existing lawful uses</p> <p>CONSENT USES None</p>								No rezoning Reconstruction of destroyed property

OVERLAY ZONES	FLOOR FACTOR	COVERAGE	MAXIMUM HEIGHT ABOVE THE BASE LEVEL	BUILDING LINES		STREET CENTRE-LINE SETBACK	OTHER PROVISIONS
				Street Boundary Building Line	Common Boundary Building Line		
SUBDIVISIONAL AREA OVERLAY ZONE (SAO) Refer to 15.1							
INCENTIVE OVERLAY ZONE (ICO) Refer to 16.1							
DENSITY OVERLAY ZONE (DTO) Refer to 16.2							
HERITAGE PROTECTION OVERLAY ZONE (HPO) Refer to 17.1							
ENVIRONMENTAL MANAGEMENT OVERLAY ZONE (EMO) Refer to 17.2							
URBAN EDGE OVERLAY ZONE (UEO) Refer to 17.3							
SCENIC DRIVE OVERLAY ZONE (SDO) Refer to 17.4							
LOCAL AREA OVERLAY ZONE (LAO) Refer to 17.5							