

## 1. CONSERVATION ZONE

ANNEXURE "D"

- 1.1 Notwithstanding the fact a particular use zoning attaches to an erf, group of erven or erven in a particular locality in terms of this zoning scheme, or if a particular zoning has not been determined as yet, the Council may declare such erf, group of erven or locality as a conservation area if it should be of opinion that, for particular reasons, any form of development of that erf, group of erven in that locality should be specially controlled, irrespective of the normal development restrictions prescribed elsewhere in this scheme.
- 1.2 For the purposes of these regulations the conservation areas, as depicted on the attached plan, shall be deemed as a special area for the conservation and protection of the historical and architectural character of these areas, and the Council may prescribe, as a restriction of the normal development rules, extraordinary requirements or conditions as far as it concerns:-
- a) the street elevation of buildings;
  - b) the maintenance of buildings;
  - c) the display of advertisements and the erection of advertising boards or signs;
  - d) the provision of parking facilities on sites;
  - e) the height of buildings;
  - f) coverage;
  - g) bulk factor;
  - h) building lines;
  - i) any other aspects which the Council may deem necessary in a particular case.

### 1.3 Control of Building Construction

- 1.3.1 The purpose of these rules is to ensure that the conservation area will retain its unique character by the conservation of:
- a) existing old buildings of historical or aesthetic significance as listed in the report "City of East London: Survey of Built Environment" by Messrs B Watson and Associates.
  - b) the existing building lines;
- and
- by the control of building design and building lines in the case of new buildings or existing buildings where replacement, alteration or extension has been authorised.

- 1.3.2 Any person who lodges an application for the approval of a building in the conservation area may be required by the Council to furnish evidence, to its satisfaction, that the construction project contemplated will not be in conflict with the intent of these rules, having due regard generally to the character of the street in which the erf is situated, the type of building in the street and more specifically to the buildings in the particular locality in which the structure is to be erected.
- 1.3.3 For the purpose of these rules the expression building construction work means the erection of new buildings and the extension or alteration of existing buildings.
- 1.3.4 Subject to the provisions of the National Building Regulations and Building Standards Act (Act 103 of 1977), no building construction work shall be permitted in the said area unless the external architectural design and style, colour scheme, facing material and general appearance of the building have been specifically approved by the Council, for which purpose general principles may be formulated by the Council by resolution.
- 1.3.5 In the case of an existing building which is to be altered or extended, the existing building line shall be maintained as far as possible, subject to such exceptions as the Council may approve.
- 1.3.6 In the case of a new building, the Council may in each case prescribe a building line, having due regard to protection of any trees within the street boundaries, and also to the building line generally observed in the vicinity.
- 1.3.7 In the case of an existing building deemed by the Council worthy of conservation by reason of its historical or architectural significance no permission shall be granted for its demolition or alteration except by special resolution of the Council.

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