

FISH HOEK LOCAL AREA OVERLAY - OCTOBER 2024

192 Specific provisions: Fish Hoek Local Area (LAO/___)

(1) The areas (precincts) depicted on Plan LAO/___ are subject to the provisions in this item.

Mountainside Precinct:

(2) No building on a property zoned (S)R1 situated below a road shall exceed 4 m above the highest point of the abutting road surface to the top of the roof of such building.

(3) No building on a property zoned (S)R1 situated above a road shall exceed a height of 4 m above the highest point of the land along its common boundary.

(4) Where a property is bordered by a road on more than one side or where both sides of the road are on the same contour level, the City will determine if sub-items (2) or (3) or only the restrictions in the base zoning shall apply.

Valley Precinct:

(5) Buildings within the 3.0m common boundary setbacks, when measured 12,0 m perpendicularly from the street boundary, are not to exceed 4m in height, from existing ground level to top of roof. Subject to paragraph d(iii).

(6) For all buildings in (S)R1 and GR2 zones, where there is an existing building on the adjacent Southern property: the building shall be at least 3m away from the existing building at ground floor; and thereafter setback an additional 1.5m per floor. (Southern is deemed to be a boundary line in the 90deg range of due South East to South West)

(7) Buildings within the designated building lines are restricted to two storeys and shall not exceed 8.0m in height, from the existing ground level to top of roof. Roof pitches must be between 15 and 30 degrees.

Business Precinct:

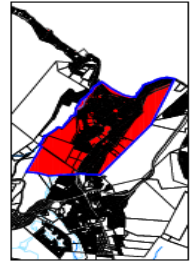
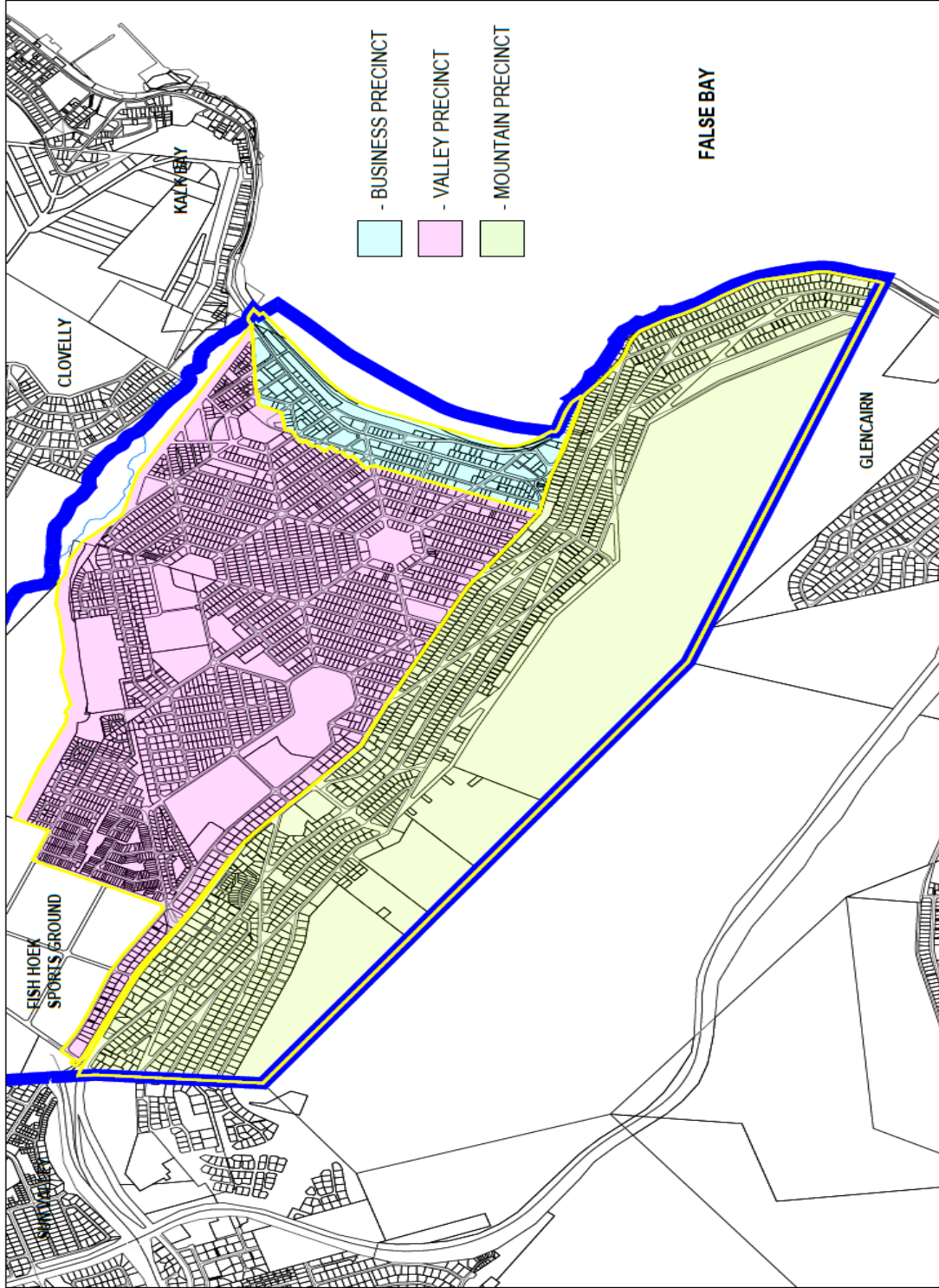
(8) Any new buildings or alterations to properties fronting the main road must include the reinstatement of colonnades along the main road, in accordance with paragraph (h).

(9) For new alterations to properties fronting the main road or any designated 'shopping streets,' the ground storey facades must include a minimum of 50% transparent glass, specifically where the ground storey use is non-residential.

(10) For properties with non-residential uses on the ground storey, primary access must be from the main road or any designated 'shopping streets.'

General:

(11) The above restrictions apply only where they are more restrictive than the development rules set out in the base zoning.



PRECINCT MAP FISH HOEK OVERLAY ZONE



not to scale

FISH HOEK
OVERLAY ZONE
PROJECT