5. STREET IMPROVEMENTS.

07/04/1975 (1) (a) Every authority granted by the Council to erect a building or to alter or extend any existing building on any land or to subdivide any land, portion of which is reserved for new street purposes in terms of Clause 3 hereof and coloured solid red, shall be subject to the condition that the portion of the land so reserved shall be acquired by and transferred to the appropriate authority or that a right-of-way servitude shall be acquired and registered thereover in favour of the appropriate authority for the benefit of the public, at its cost;

07/04/1975 (b) Every authority granted by the Council to erect a building or to alter or extend any existing building on any land or to subdivide any land, portion of which is reserved for new street purposes in terms of Clause 3 hereof and coloured red with white dots, shall be subject to the condition that the ownership of the portion of the land so reserved shall be donated and transferred to the appropriate authority or that a right-of-way servitude shall be donated and registered thereover in favour of the appropriate authority for the benefit of the public, the conveyancing costs including the costs of survey being borne by such authority;

06/02/1978 (c) Notwithstanding the provisions of paragraph (a) hereof if the developer of a site zoned for industrial purposes donates to the Council the portion of the site which is reserved for street purposes, other than any portion so reserved in terms of sub-clause 3 hereof, or grants it a public right-of-way servitude thereover, then, notwithstanding the provisions of Clause 22(4)(a) the Council shall permit the erection on the site of a building of such greater height as is necessary to accommodate the amount of space lost by the deduction from the site of the land reserved for street purposes provided that the additional space so permitted shall not be more than one additional floor or less than one-third of an additional floor.

(2) Notwithstanding the provision of sub-clause (1) hereof, the Council may where the alteration to or extension of an existing building does not involve an expenditure of more than R500 grant authority for such alterations or extension, either unconditionally or subject to such other conditions as it may deem necessary.

20/07/1981 (3) No building exceeding one storey in height and covering more than 25% of the site shall be erected and no building work which requires approval in terms of the National Building Regulations shall be executed on a site in an industrial zone or the Harbour zone which has frontage to a street less than 12.0 metres in width, other than Lever and McBride Roads, unless the ownership of a piece or pieces of land for street improvement purposes have been donated and transferred to the Council or that there shall have been donated and registered thereover a right-of-way servitude in favour of the Council for the benefit of the public, costs including the costs of survey being borne by the said land shall
be reserved for street purposes; provided that the Council may in its absolute discretion waive compliance with this provision to such extent as it deems fit having regard to the topography of the site or to existing development thereon or in the vicinity. The land to be so transferred or the servitude or servitudes thereover as the case may be shall, subject to any waiver granted in terms of the foregoing proviso be such that such streets are widened to 6.0 metres from their centre lines as determined by the Executive Director (Physical Environment) or to 4.5 metres from such centre line in the case of Calais Road, Badger, Banshee, Cuckoo and Mutual Lanes and the unnamed lane between Melbourne and Sydney Roads from Blake Road to Cuckoo Lane. In determining the centre line, account shall be taken of any area to be added to the street in terms of a road improvement scheme already adopted by the Council, but not of any area acquired by the Council in terms of this provision.

18/07/1994

(4) Deleted.