



SUSTAINABLE DEVELOPMENT & CITY ENTERPRISES
Development Planning, Environment & Management Unit

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Enquiries: C.Norton
Ref: Ptn 36 & 37 Kirkfalls

29 February 2012

Dear Sir / Madam

Re: Portion 36 Kirkfalls No. 14227 (68,2894m²) approx
Address: Streetnumber 81
Streetname : MR461

Re: Portion 37 Kirkfalls No. 14227 (23,3077) approx
Address: Streetnumber 21
Streetname : MR461

There is currently no Town Planning Scheme applicable in the area and therefore the properties are "Undetermined". In terms of the Proposed Consolidated Outer West Scheme Extension the above properties have been allocated a Proposed zone of Refuse Site.

The Town Planning and Land Use Controls applicable are indicated in Table B and Part 2 of the Consolidated Outer West Scheme.

See Attached.

Notes:

The controls given above are those specific to the land use zone in which the property falls. However attention is drawn to the Town Planning Scheme Regulations where in certain cases, additional requirements can be called for the discretion of the Head: Development Planning and management and no information recorded above can be taken as comprehensive. The council reserves the right to submit additional zoning Information, land use controls or definitions should any further information on the Particular land use (i.e. REFUSE SITE) become available.

Yours Faithfully

X 

C.Norton

For: REGIONAL CO-ORDINATOR: LAND USE MANAGEMENT
DEVELOPMENT PLANNING, ENVIRONMENT AND MANAGEMENT
HILLCREST AREA OFFICE
ETHEKWINI MUNICIPALITY

Consolidated Outer West Town Planning Scheme

TABLE B: RESERVATION OF LAND (See Part 2 of Clauses)

Use for which Land is Reserved	Additional Controls	Future Colour Notations on Scheme Maps
Administration	(1) Reserved for the use or erection of buildings or facilities of the various tiers of government. (2) Appropriate provision shall be made for parking depending on the type of facility.	Burnt Sienna border
Public Open Space	(1) This land is reserved as open space for the use and the enjoyment of the Public, once such area is in local authority ownership. (2) Works as described in the Local Authorities Ordinance No 25 of 1974, Sections 208 and 264, Sub-sections (14-20) and 27 are permitted and may include public parks and gardens, recreation grounds, zoological gardens and similar such uses. (3) Attention is drawn to Clause 2.1 (i) and (ii) of these clauses.	Green
New Roads and Widening of Existing Roads	Proposed Reservations for New Roads and widening of existing roads as shown on the scheme map(s) shall become effective at dates to be determined.	Red
Approximate Position of New Roads	Final alignment to be determined when development takes place.	Broken Red Lines
Water Works	Reserved for Water Supply Authority	Burnt Sienna border with letters W.W.
Sewage Disposal Works	Buildings and other works incidental thereto permitted.	Burnt Sienna border with letters S.D.
Refuse Site	Buildings and other works incidental thereto permitted.	Burnt Sienna border with letters Grey
Railway Reserve	(1) Railway purposes and incidental purposes permitted, (2) Where no agreement has been entered into with the local authority in terms of the Legal Succession to the South African Transport Services Acts, this land is effectively zoned for Existing Uses, Transportation Uses and Ancillary Uses in terms of such legislation.	
Airfield	Works ancillary to the functions of an airfield are permitted.	
Public Car Park	Acquisition or development to be negotiated with the erf owners.	Grey with Blue border
Taxi Rank	Acquisition or development to be negotiated with the erf owners.	Grey with Yellow border.
Cemetery	Reserved for burial purposes and buildings, including crematoriums.	Grey with Orange border Green cross-hatch.

	66/1972	2 May 1973	
Gillitts	43/44	23872	
	4/53	11 May 1965	
Hammarsdale	Orig. part of Harrison	19 June 1961	210/6
Harrison	Res. 10 July 1957	20 August 1957	212/6/4
	Res. 9 April 1958	8 May 1958	
	Res. 8 June 1960	8 November 1960	
	Res. 8 February 1961	19 June 1961	
Hillcrest	21/1943	27 August 1958	TP 195.12
	78/1948	27 August 1958	
	27/1951	27 August 1958	
	51/1951	27 August 1958	
	19/1956	23808	
	7/1957	23808	
	42/1964	23808	
	87/1967	25 March 1969	
	216/1969	11 August 1970	
	233/1970	11 August 1970	
	100/1971	26 October 1971	
	41/1974	26 October 1971	
	168/1977	28585	
Hillcrest 2	114/1995	-- May 1995	HIL TP Sc2
Kloof	32/1948	8 November 1948	41/9B
	20/1954	28 June 1960	
	23/1955	28 June 1960	
Langefontein	22/1991	33555	TP1
Sterkspruit			228/1
Waterfall		22 March 1971	225/1
		18 November 1980	
Crestholme (Waterfall)		26000	

PART 2:**2.1 RESERVATION OF LAND**

- (i) The areas of land shown on the Scheme Map and listed in Table B (Reservation of Land) are reserved for the purposes indicated. They shall not be used for any purpose which would conflict with the use for which they have been reserved, save that any such land may continue to be used for the purpose for which it was used on the date of adoption. Where any of the land is in local authority ownership the local authority may execute thereon any development necessary or incidental to the purpose for which the land is reserved.
- (ii) Where reservations for purposes such as public open space, road, central, provincial and local government, railway or essential services appear on an erf, no person shall erect a building or execute any other work on the reserved land save with the Special Consent of the local authority after approval by the body concerned; provided that any existing land use or existing building may continue until such time as the local authority has acquired

and transferred ownership of the land in terms of the provisions of the Local Authorities Ordinance or any other such law. In granting its Special Consent under this clause the local authority shall only permit uses that are of a temporary nature and it shall specify the date on which consent shall expire. Nothing herein shall be construed as prohibiting the fencing of mind in conformity with the bylaws.

- (iii) Any land which is reserved in favour of the local authority or other public authority is subject to the requirements of Section 67*sept* and *oct* of the Ordinance. The scheme shall at all times indicate the use or uses to which the land may be put in the event of such reservation being rescinded. The local authority must ensure that these requirements are complied with.
- (iv) Where any land is demarcated for Railway Reserve and an agreement has not been reached with the local authority as contemplated in terms of the Legal Succession to the South African Transport Services Act No 9 of 1989 as amended by 31 March 1993 or as extended to 31 March 1995 then such land shall be deemed to be zoned for Transport Uses and Existing Uses from 1 April 1995 and for Ancillary Uses from 1 April 1996.

2.2 ROAD PROPOSALS

- (ii) Unless otherwise specified, wherever a road widening or proposed road is shown on the scheme map, the underlying zoning shall be the same as the erf on which such road widening or proposed road is located.
- (iii) All roads shown in red hatch, or similarly demarcated to indicate proposed closures, on the scheme map are to be closed at dates to be determined. The scheme map shall indicate the underlying zoning which would be applicable once the road closure is implemented.

PART 3:

3.1 BUILDING LINES

- (i) All Erven except where otherwise stated, shall be subject to a 7,5 metre building line.
- (ii) Within a **Medium Density Housing Site**, a building line does not apply to the dwelling unit curtilages, except along external street frontages of the Medium Density Housing site, where the building line shall be 7,5 m.
- (iii) Within an **Industrial Park Site**, a building line does not apply to the individual curtilages, except along external street frontages of the Industrial Park site.
- (iv) Within a **Mobile Home Park Site** the building line shall be 3 m from the boundary common to the stand and any internal road and 7,5 m from the boundary of any public road.