

CITY OF JOHANNESBURG: Corporate Geo-Informatics

Property Report

Reports generated from the website can be used for the purpose of zoning information. Zoning information must be read in conjunction with the applicable Town Planning Scheme clauses and Amendment Scheme relevant to the erf. More information can be obtained from the information desk on the 5th floor, Metro Building, Braamfontein.

Street No	63
Street Name	MARKET
Stand Number	2789
Location Plus Code	RXG6 7F JHB
Area (m2)	2974
TS_ONLY_NAME	NEWLANDS
TS_EXT	0
Property Id	1876574
Owner	CITY OF JOHANNESBURG
Market Value	R null
Zoning	Public Open Space
Ward Name	82
Region Name	Region B
Stand SG Code	T0IQ02700000002789000000

Map of the location



Tue Mar 26 2024

[Amendment Scheme 1](#)



This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Deeds Office.

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**** ASTERISKS INDICATE THE INFORMATION IS ENRICHED FROM THE WINDEED DATABASE.**

SEARCH CRITERIA

Search Date	2024/03/26 15:13	Erf Number	2789
Reference	-	Portion Number	-
Report Print Date	2024/03/26 15:14	Deeds Office	Johannesburg
Township	NEWLANDS	Search Source	Deeds Office

PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T2781/967
Township	NEWLANDS	Local Authority	CITY OF JOHANNESBURG
Erf Number	2789	Province	GAUTENG
Portion Number	0	Extent	800.0000DUM
Registration Division	IQ	LPI Code	T0IQ02700000278900000
Previous Description	-	Co-ordinates (Lat/Long)**	-26.17437 / 27.961252
Suburb / Town**	NEWLANDS		

OWNER INFORMATION (1)

CITY OF JOHANNESBURG			Owner 1 of 1
Company Type**	LOCAL AUTHORITY	Document	G81/1973
Registration Number	-	Microfilm / Scanned Date	-
Name	CITY OF JOHANNESBURG	Purchase Price (R)	-
Multiple Owners**	NO	Purchase Date	-
Multiple Properties**	NO	Registration Date	1973/08/01
Share (%)	-		

ENDORSEMENTS

No endorsements to display

DISCLAIMER

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HISTORIC DOCUMENTS (1)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	G81/1973	EKURHULENI METROPOLITAN MUNICIPALITY	Unknown	-

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ZONING INFORMATION NOTE PAD

REQUESTED BY:

LAND USE SCHEME: CITY OF JOHANNESBURG LAND USE SCHEME , 2018

NAME OF APPLICANT:

ERF / HOLDING / FARM PORTION: Erf 2789

TOWNSHIP NAME / HOLDING NAME / FARM NAME: Newlands

STREET NAME NUMBER: Market road

USE ZONE: Public Open Space

HEIGHT ZONE: A (0) As per attached table 4

FLOOR AREA RATIO: As per attached table 6

COVERAGE: As per attached table 5

DENSITY: Not Applicable

BUILDING LINE: As per attached table 7

PARKING: As per scheme

AMENDMENT SCHEME APPLICABLE: N/A

SERVED BY: Sandy

DATE: 06 December 2023

City of Johannesburg Land Use Scheme 2018 is open for inspection at the 8th floor, 158 Civic Boulevard (previously 158 Loveday Street) between 8:00 and 15:30 weekdays. The applicant must verify the information contained herein by inspection of the Land Use Scheme. Whilst the utmost is done to ensure accuracy, the City of Johannesburg does not accept responsibility for any incorrect information given on this form.

The applicant's attention is drawn to the general provisions of the Land Use Scheme.

It should be noted that the provisions of the Land Use Scheme do not override any restrictive conditions that may be contained in the Title Deeds.

TABLE 4: HEIGHT DEVELOPMENT REQUIREMENTS

(1) Height Zone	(2) Number of storeys	(3)								
		Johannesburg	Sandton	Roodepoort	Randburg	Lenasia	Middefontein	Walkerville	Edenvale	Peri-Urban Halfway House Annexure F Lethabong Westonaria Southern Jhb Region
A	3	0	0	0	0	0	0	0	3	0
		6	2	4	3	1	1	1	4	
		7	3	5		2	2	2	5	
		8	4	6		3	3	3	6	
			5	7		4	4	4	7	
			6	8		5	5	5	8	
			7	9		6	6	6	9	
			8	10		7	7	7	10	
			9	11		8	8	8	11	
			10	12		9	9	9		
			11			10				
B	5	5	1	3	2					
C	As per Clause 30	1		1	1				0	
		2		2					1	
		3							2	
		4								

- (a.) In respect of an erf or site fronting onto a pedestrian mall;
 - (b.) On any Use Zone to an additional maximum of 10%.
 - (c.) In considering an application for its consent in terms of Sub-clause (3.)(c.)(a.) the Council shall in addition to any other relevant factors have regard to the likely effect upon plant life, possible future road improvements and the location of essential services
 - (d.) On Residential 1 zoned erven, smaller than 500m² the coverage for a single storey building may be 60%.
- (5.) The coverage as reflected in Table 5 shall not be applicable to residential cluster / group housing (freehold) development, in which instance the coverage shall be determined in terms of an approved Site Development Plan.
- (6.) The coverage as reflected in Table 5 shall not be applicable to the, "Agricultural" and "Undetermined" Use Zones, developed for a dwelling house only, in which instance the coverage shall not exceed 30%.

TABLE 5: COVERAGE DEVELOPMENT REQUIREMENTS

(1) Height Zone	(2) Dwelling Houses, Dwelling Units, Residential Buildings	(3) Shops, Business Purposes, Institutional- Educational Facilities	(4) Industrial Purposes	(5) Other Uses
A	50% for one storey 50% for two storeys 40% for three storeys	50%	70%	70%
B	Residential 1: 60% Residential 2: 70% Residential 3: 80%	70%	85%	60%
C	100%	100%	100%	100%

32. FLOOR AREA RESTRICTIONS

- (1.) No building shall be erected so as to exceed the floor area ratio as prescribed in Table 6 of the Land Use Scheme. The floor area ratios as given in columns 2, 3, 4 and 5 of Table 6 are applicable to buildings erected in the Height Zones given in Table 4.
- (2.) In the case of an erf situated at the junction of two roads the applicable floor area ratios of which are not equal, the higher floor area ratio shall apply for a distance of 15,75m, measured along the street with the lower applicable floor area ratio. This is applicable in the Inner City Annexure 17 (A/S 4458) only.
- (3.) If an erf has no street frontage and access to a road is gained over another erf which fronts onto such street, the floor area ratio of the latter erf shall apply to such erf. This is applicable in the Inner City Annexure 17 (A/S 4458) only.
- (4.) The floor area ratio as reflected in Table 6 shall not be applicable to residential cluster / group housing (freehold) development, in which instance the floor area ratio shall be determined in terms of an approved Site Development Plan.

TABLE 6: FLOOR AREA DEVELOPMENT REQUIREMENTS

(1) Height Zone	(2) Dwelling Houses, Dwelling Units, Residential Buildings, Institutional-, Educational Facilities	(3) Shops, Business Purposes	(4) Industrial Purposes	(5) Other Uses not found in Columns (2), (3) & (4)
A	1,2	2,1	2,1	2,1
B	2,4	3,0	3,0	3,0
C	4,0	4,0	4,0	4,0
NOTE	With regard to the Inner City see Annexure 17 (A/S 4458)			

33. ADDITIONAL FLOOR AREA

- (1.) The Council may grant its written consent to the floor area ratio being increased:
 - (a.) On any Use Zone to an additional maximum of 0,1;

- (3.) In considering an application for its consent in terms of Sub-clause (1.) the Council shall, in addition to any other relevant factors, have regard to:
- (a.) The possibility of future road improvements;
 - (b.) The location of the building in relation to surrounding sites and buildings;
 - (c.) The slope of the land comprising the erf or site in relation to the slope of surrounding land;
 - (d.) The arrangement of the buildings on the erf;
 - (e.) All existing and/or future servitudes for engineering services;
 - (f.) Any factor indicating the compliance with the building line would unreasonably interfere with the development of the erf.
 - (g.) If an erf or site abuts a provincial road or a national road, a building restriction shall be applicable in accordance with the standards laid down by the relevant Provincial Department or controlling body.

TABLE 7: BUILDING LINE RESTRICTION AREAS

(1) Use Zone and/or Land	(2) Size of Erf or Site or Height Zone	(3) Minimum Distance in meters between building line and street boundary
Residential 1, 2, 3, 4 & 5	Erven of 500m ² or less	1,0 m
	Erven larger than 500m ²	3,0 m
Agricultural Holdings & farm portions	Less than 9ha	9,0 m
	9ha and greater	30,0 m
All other Use Zones	Height Zones A and B	3,0 m
	Height Zone C	1,5 m

TABLE 8: ON-SITE PARKING REQUIREMENTS

LAND USE CATEGORY	PARKING ZONE B TOD CORRIDORS & NODES / PRASA, GAUTRAIN & BRT STATIONS / DEPRIVATION AREAS / ECONOMIC NODES	
	REMAINDER OF CITY	
RESIDENTIAL		
Up to three habitable rooms	1,0 bay per unit plus 1,0 bay per three units for visitors	0,5 bays per unit plus 1,0 bay per three units for visitors
Four or more habitable rooms	2,0 bays per unit plus 1,0 bay per three units for visitors	1,0 bay per unit plus 1,0 bay per three units for visitors
Boarding houses, hostels, communes	0,5 bays per room	0,3 bays per room
Residential hotels, bed & breakfast, guest houses	1,0 bay per room	0,5 bays per room
Social/Inclusionary housing	0,75 bays per unit	0,5 bays per unit
Licensed hotels, motels	1,0 bay per bedroom plus 25,0 bays per 100 m ² public rooms	0,5 bays per bedroom plus 10,0 bays per 100 m ² public rooms
RELIGIOUS PURPOSES		
With seating provision	0,4 bays per seat	0,2 bays per seat
Without seating provision	25,0 bays per 100 m ² of net prayer/meditation area	10,0 bays per 100 m ² of net prayer/meditation area
EDUCATIONAL / INSTRUCTIONAL		
Primary and secondary schools	1,0 bay per classroom plus 0,1 bay per learner and 1,0 bay per additional teacher/trained administrator or staff	1,0 bay per classroom plus 0,1 bays per learner and 1,0 bay per additional teacher/trained administrator or staff
Nursery schools, crèches, day care centres	0,2 bays per child plus 1,0 bay per classroom	0,1 bays per child plus 1,0 bay per classroom
Universities, colleges, adult education, advanced technical education and other full-time education	0,4 bays per student plus 1,0 bay per classroom and 1,0 bay per additional trained / administration staff	0,2 bays per student plus 1,0 bay per classroom and 1,0 bay per additional trained / administration staff

LAND USE CATEGORY	PARKING ZONE B	
	REMAINDER OF CITY	TOD CORRIDORS & NODES / PRASA, GAUTRAIN & BRT STATIONS / DEPRIVATION AREAS / ECONOMIC NODES
Under 18 part-time instruction	0,5 bays per learner plus 1,0 bay per trained staff	0,2 bays per learner plus 1,0 bay per trained staff
Medical schools	0,8 bays per student plus 1,0 bay per classroom and 1,0 bay per additional trained / administration staff	0,4 bays per student plus 1,0 bay per classroom and 1,0 bay per additional trained / administration staff
SOCIAL / RECREATIONAL/ INSTITUTIONAL		
Convalescent homes, Old age homes, geriatric, homes with medical care, sanatoriums, charitable institutions	1,0 bay per bed plus 1,0 bay per trained / administration staff	1,0 bay per bed plus 1,0 bay per trained / administration staff
Bowling alleys, indoor shooting club, billiard saloons	6,0 bays per 100 m ²	3,0 bays per 100 m ²
Sports clubs	0,7 bays per player and staff plus 0,5 bays per spectator	0,4 bays per player and staff plus 0,2 bays per spectator
Sports stadium	0,7 bays per player and staff plus 0,5 bays per spectator	0,4 bays per player and staff plus 0,2 bays per spectator
Swimming pools	20,0 bays per 100 m ² for whole enclosed area or 0,7 bays per seat, whichever is the greater	10,0 bays per 100 m ² for whole enclosed area or 0,2 bays per seat, whichever is the greater
Squash courts	4,0 bays per court	2,0 bays per court
Social clubs, youth clubs, community centres	4,0 bays per 100 m ²	2,0 bays per 100 m ²
Show grounds, amusement parks, fairs, snake parks, etc.	15,0 bays per 100 m ² of total site area excluding parking area	10,0 bays per 100 m ² of total site area excluding parking area
Zoos, parks, nature/flower parks	10,0 bays per 100 m ² of total site area excluding parking area	5,0 bays per 100 m ² of total site area excluding parking area
Sport and recreation facilities	10,0 bays per 100 m ² or 0,25 bays per seat	5,0 bays per 100 m ² or 0,25 bays per seat

LAND USE CATEGORY	REMAINDER OF CITY	PARKING ZONE B
		TOD CORRIDORS & NODES / PRASA, GAUTRAIN & BRT STATIONS / DEPRIVATION AREAS / ECONOMIC NODES
Gymnasium/Health Clubs	10,0 bays per 100 m ² plus 1,0 bay per trainer	5,0 bays per 100 m ²
Institution	1,5 bays per 100 m ²	0,75 bays per 100 m ²
PUBLIC GARAGES AND MOTOR RELATED USES		
Workshops, convenience shop, take-aways, Drive-throughs	6,0 bays per 100 m ²	3,0 bays per 100 m ²
Lubrication, tune-up bays, car wash	4,0 bays per wash/tune-up bay	2,0 bays per wash/tune-up bay
Related spares and sales	2,0 bays per 100 m ²	1,0 bay per 100 m ²
Related motor showroom	3,0 bays per 100 m ²	1,5 bays per 100 m ²
Stand-alone Filling Station	2,0 stacking bays per pump	2,0 stacking bays per pump
Used car sales lots	3,0 bays per 100 m ²	1,0 bay per 100 m ²
MEDICAL USES		
Hospital, Clinics, Step-down facilities	2,0 bays per bed plus 6,0 bays per 100 m ² for the medical consulting rooms	1,0 bay per bed plus 3,0 bays per 100 m ² for the medical consulting rooms
Veterinary hospitals and consulting rooms	6,0 bays per 100 m ²	3,0 bays per 100 m ²
Medical consulting rooms	6,0 bays per 100 m ²	3,0 bays per 100 m ²
BUSINESS USES		
Offices	4,0 bays per 100 m ²	2,0 bays per 100 m ²

LAND USE CATEGORY	PARKING ZONE B	
	REMAINDER OF CITY	TOD CORRIDORS & NODES / PRASA, GAUTRAIN & BRT STATIONS / DEPRIVATION AREAS / ECONOMIC NODES
Restaurants	6,0 bays per 100 m ²	3,0 bays per 100 m ²
Motor Showrooms	6,0 bays per 100 m ²	3,0 bays per 100 m ²
Showrooms	3,0 bays per 100 m ²	1,5 bays per 100 m ²
Shops	6,0 bays per 100 m ²	3,0 bays per 100 m ²
Shops (Shopping centres < 5 000 m ²)	6,0 bays per 100 m ²	3,0 bays per 100 m ²
Shops (Shopping centres < 10 000 m ²)	5,0 bays per 100 m ²	3,0 bays per 100 m ²
Shops (Shopping centres > 10 000 m ²)	4,0 bays per 100 m ²	3,0 bays per 100 m ²
Cinemas/theatre (in shopping centres)	0,2 bays per seat	0,2 bays per seat
Cinemas/theatres	0,5 bays per seat	0,2 bays per seat
Exhibition halls	30,0 bays per 100 m ²	15,0 bays per 100 m ²
Halls for entertainment, conferences (with seats)	0,4 bays per seat	0,2 bays per seat
Halls for entertainment, conferences (without seats)	40,0 bays per 100 m ²	20,0 bays per 100 m ²
Libraries, museums, galleries and other cultural buildings	5,0 bays per 100 m ²	2,5 bays per 100 m ²
Funeral Parlors	2,0 bays per 100 m ²	1,0 bay per 100 m ²
Place of amusement	10,0 bays per 100 m ² or 0,25 bays per seat	5,0 bays per 100 m ² or 0,15 bays per seat
Industrial, commercial & warehousing uses	2,0 bays per 100 m ²	1,0 bay per 100 m ²