



a world class African city

ZONING INFORMATION NOTE PAD

REQUESTED BY:

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

NAME OF APPLICANT:

ERF / HOLDING / FARM PORTION: **419 (21806 m²)**

TOWNSHIP NAME / HOLDING NAME / FARM NAME: **KLIPSRUIT**

STREET NAME AND NUMBER: **2 SEPTEMBER STREET**

USE ZONE: **INSTITUTIONAL**

HEIGHT ZONE: **A (REFER TO TABLE 4)**

FLOOR AREA RATIO: **REFER TO TABLE 6**

COVERAGE: **REFER TO TABLE 5**

DENSITY: **1 Dwelling per - m²**

BUILDING LINE: **REFER TO TABLE 7**

PARKING: **AS PER SCHEME**

AMENDMENT SCHEME APPLICABLE: **N/A**

SERVED BY:

DATE: **17 May 2023**

The Town Planning Scheme is open for inspection at the 8th floor, 158 Civic Boulevard between 08:00 and 15:30 weekdays. The applicant must verify the information contained herein by inspection of the Town Planning 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 Town Planning Scheme.

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

PLEASE NOTE:

No information will be given telephonically due to the technical and interpretive complications.

TABLE 4: HEIGHT DEVELOPMENT REQUIREMENTS

| (1) Height Zone | (2) Number of storeys | (3) | | | | | | | | |
|-----------------------|--------------------------------|--------------|---------|-----------|----------|---------|----------------|------------|----------|--|
| | | Johannesburg | Sandton | Rodepoort | Randburg | Lenasia | Meddlenfontein | Wakerville | 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 | | | | | | | | |

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% | 70% | 70% |
| | 50% for two storeys | | | |
| | 40% for three storeys | | | |
| B | Residential 1: 60% | 70% | 85% | 60% |
| | Residential 2: 70% | | | |
| | Residential 3: 80% | | | |
| C | 100% | 100% | 100% | 100% |

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) | | | |

TABLE 3: DENSITY DEVELOPMENT REQUIREMENTS


















| Reference to B-series Map (Notation) | Number of dwelling houses per erf | Minimum area of erf in square meters (m ²) |
|---|--------------------------------------|--|
|  | 1 | - |
|  | 1 | 100 |
|  | 1 | 200 |
|  | 1 | 300 |
|  | 1 | 400 |
|  | 1 | 500 |
|  | 1 | 700 |
|  | 1 | 800 |
|  | 1 | 1 000 |
|  | 1 | 1 250 |
|  | 1 | 1 500 |
|  | 1 | 2 000 |
|  | 1 | 2 500 |
|  | 1 | 3 000 |
|  | 1 | 4 000 |
|  | 1 | 6 000 |
|  | 1 | 8 000 |

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 | REMAINDER OF CITY | PARKING ZONE B |
|---|--|---|
| | | TOD CORRIDORS & NODES / PRASA, GAUTRAIN & BRT STATIONS / DEPRIVATION AREAS / ECONOMIC NODES |
| 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 m² public rooms | 0,5 bays per bedroom plus 10,0 bays per 100 m² 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 m² of net prayer/meditation area | 10,0 bays per 100 m² 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 |