

**ZONING INFORMATION  
CERTIFICATE PAD  
FOR APPLICATION SUBMISSIONS**



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**Date: 2022/03/03**

<b>Requested by:</b>	Sandy Ngwenya
<b>Town Planning Scheme:</b>	City of Johannesburg Land Use Scheme 2018
<b>Name of Applicant:</b>	JOBURG PROPERTY COMPANY
<b>Erf/Holding Name/Farm Portion:</b>	Erf 24460
<b>Township/Holding Name/Farm Name:</b>	Diepkloof
<b>Street Name and No:</b>	
<b>ZONING INFORMATION</b>	
<b>Use Zone:</b>	Business 1
<b>Height Zone:</b>	A (As per attached table 4)
<b>Floor Area Ratio:</b>	As per attached table 6
<b>Coverage:</b>	As per attached table 5
<b>Density:</b>	No Density
<b>Building Line:</b>	As per attached table 7
<b>Parking:</b>	
<b>AMENDMENT SCHEME APPLICABLE:</b>	N/A
<b>Served By:</b>	Sandy Ngwenya





**Terms and Conditions:**

The Town Planning Scheme is open for inspection on the 8th Floor 158 loveday Street Braamfontein between 8:00 and 15:30 weekdays. The applicant must verify the information contained herein by inspection of the 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.

Corporate Geo-Informatics 8th Floor, A-BLOCK, Metro Centre 158 Civic Boulevard, Braamfontein

ZONE	(1) USE ZONE	(2) NOTATION	(3) PRIMARY LAND USE RIGHTS	(4) SECONDARY LAND USE RIGHTS	(5) PROHIBITED LAND USES
5	RESIDENTIAL 5		Dwelling units, mobile dwelling units, residential buildings	Uses not in columns (3) and (5)	Noxious industries
6	BUSINESS 1		Business purposes, shops, residential buildings, place of instruction, social halls, restaurant, car sales lot, motor showrooms, showrooms, offices, public or private parking area, institutions, religious purposes, dwelling units, warehouse	Uses not in columns (3) and (5)	Noxious industries, scrap yards, panel beaters, spray painting
7	BUSINESS 2		Shops, dwelling units, residential buildings, places of instruction, business purposes, car sales lots, institutions	Uses not in columns (3) and (5)	Noxious industries, scrap yards, panel beaters, spray painting
8	BUSINESS 3		Shops, offices, restaurants, drycleaners and laundrettes	Uses not in columns (3) and (5)	Noxious industries, scrap yards, panel beaters, spray painting
9	BUSINESS 4		Offices	Place of instruction, place of amusement, dwelling units, religious purposes, shops, restaurants, car sales lot, motor showrooms, special building, public or private parking area, residential buildings, child care centre.	Uses not in columns (3) and (4)

**TABLE 2: USE ZONES**

ZONE	(1) USE ZONE	(2) NOTATION	(3) PRIMARY LAND USE RIGHTS	(4) SECONDARY LAND USE RIGHTS	(5) PROHIBITED LAND USES
1	RESIDENTIAL 1		Dwelling house	Religious purposes, place of instruction, child care centre, social halls, institutions, residential buildings (excluding hotels), special buildings, sport and recreation clubs, public or private parking areas, medical consulting rooms, tavern/shebeen, guest house.	Uses not in columns (3) and (4)
2	RESIDENTIAL 2		Dwelling units	Residential buildings, religious purposes, places of instruction, child care centre, social halls, institutions, special buildings, sport and recreation clubs, public or private parking areas, medical consulting rooms, guest house, tavern/shebeen	Uses not in columns (3) and (4)
3	RESIDENTIAL 3		Dwelling units, residential buildings	Religious purposes, places of instruction, child care centre, social halls, institutions, special buildings, sport and recreation clubs, public or private parking areas, medical consulting rooms, guest house, tavern/shebeen	Uses not in columns (3) and (4)
4	RESIDENTIAL 4		Dwelling units, residential buildings	Religious purposes, places of instruction, child care centre, social halls, institutions, special buildings, sport and recreation clubs, public or private parking areas, medical consulting rooms, guest house, tavern/shebeen	Uses not in columns (3) and (4)

**TABLE 4: HEIGHT DEVELOPMENT REQUIREMENTS**

(1) Height Zone	(2) Number of storeys	(3)								
		Johannesburg	Sandton	Rodepoort	Randburg	Lenasia	Modderfontein	Wakerville	Edenvale	Peri-Urban Halfway House Annexure F Lethabong Westonaria Southern Jhb Region
<b>A</b>	<b>3</b>	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>B</b>	<b>5</b>	5	1	3	2					
<b>C</b>	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 500m<sup>2</sup> 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
<b>A</b>	50% for one storey	50%	70%	70%
	50% for two storeys			
	40% for three storeys			
<b>B</b>	Residential 1: 60%	70%	85%	60%
	Residential 2: 70%			
	Residential 3: 80%			
<b>C</b>	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)
<b>A</b>	1,2	2,1	2,1	2,1
<b>B</b>	2,4	3,0	3,0	3,0
<b>C</b>	4,0	4,0	4,0	4,0
<b>NOTE</b>	With regard to the Inner City see <b>Annexure 17 (A/S 4458)</b>			

## 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 <sup>2</sup> or less	1,0 m
	Erven larger than 500m <sup>2</sup>	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
<b>RESIDENTIAL</b>		
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 <sup>2</sup> public rooms	0,5 bays per bedroom plus 10,0 bays per 100 m <sup>2</sup> public rooms
<b>RELIGIOUS PURPOSES</b>		
With seating provision	0,4 bays per seat	0,2 bays per seat
Without seating provision	25,0 bays per 100 m <sup>2</sup> of net prayer/meditation area	10,0 bays per 100 m <sup>2</sup> of net prayer/meditation area
<b>EDUCATIONAL / INSTRUCTIONAL</b>		
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	REMAINDER OF CITY	PARKING ZONE B 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
<b>SOCIAL / RECREATIONAL / INSTITUTIONAL</b>		
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 <sup>2</sup>	3,0 bays per 100 m <sup>2</sup>
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 <sup>2</sup> for whole enclosed area or 0,7 bays per seat, whichever is the greater	10,0 bays per 100 m <sup>2</sup> 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 <sup>2</sup>	2,0 bays per 100 m <sup>2</sup>
Show grounds, amusement parks, fairs, snake parks, etc.	15,0 bays per 100 m <sup>2</sup> of total site area excluding parking area	10,0 bays per 100 m <sup>2</sup> of total site area excluding parking area
Zoos, parks, nature/flower parks	10,0 bays per 100 m <sup>2</sup> of total site area excluding parking area	5,0 bays per 100 m <sup>2</sup> of total site area excluding parking area
Sport and recreation facilities	10,0 bays per 100 m <sup>2</sup> or 0,25 bays per seat	5,0 bays per 100 m <sup>2</sup> 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 <sup>2</sup> plus 1,0 bay per trainer	5,0 bays per 100 m <sup>2</sup>
Institution	1,5 bays per 100 m <sup>2</sup>	0,75 bays per 100 m <sup>2</sup>
<b>PUBLIC GARAGES AND MOTOR RELATED USES</b>		
Workshops, convenience shop, take-aways, Drive-throughs	6,0 bays per 100 m <sup>2</sup>	3,0 bays per 100 m <sup>2</sup>
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 <sup>2</sup>	1,0 bay per 100 m <sup>2</sup>
Related motor showroom	3,0 bays per 100 m <sup>2</sup>	1,5 bays per 100 m <sup>2</sup>
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 <sup>2</sup>	1,0 bay per 100 m <sup>2</sup>
<b>MEDICAL USES</b>		
Hospital, Clinics, Step-down facilities	2,0 bays per bed plus 6,0 bays per 100 m <sup>2</sup> for the medical consulting rooms	1,0 bay per bed plus 3,0 bays per 100 m <sup>2</sup> for the medical consulting rooms
Veterinary hospitals and consulting rooms	6,0 bays per 100 m <sup>2</sup>	3,0 bays per 100 m <sup>2</sup>
Medical consulting rooms	6,0 bays per 100 m <sup>2</sup>	3,0 bays per 100 m <sup>2</sup>
<b>BUSINESS USES</b>		
Offices	4,0 bays per 100 m <sup>2</sup>	2,0 bays per 100 m <sup>2</sup>

LAND USE CATEGORY	REMAINDER OF CITY	PARKING ZONE B TOD CORRIDORS & NODES / PRASA, GAUTRAIN & BRT STATIONS / DEPRIVATION AREAS / ECONOMIC NODES
Restaurants	6,0 bays per 100 m <sup>2</sup>	3,0 bays per 100 m <sup>2</sup>
Motor Showrooms	6,0 bays per 100 m <sup>2</sup>	3,0 bays per 100 m <sup>2</sup>
Showrooms	3,0 bays per 100 m <sup>2</sup>	1,5 bays per 100 m <sup>2</sup>
Shops	6,0 bays per 100 m <sup>2</sup>	3,0 bays per 100 m <sup>2</sup>
Shops (Shopping centres < 5 000 m <sup>2</sup> )	6,0 bays per 100 m <sup>2</sup>	3,0 bays per 100 m <sup>2</sup>
Shops (Shopping centres < 10 000 m <sup>2</sup> )	5,0 bays per 100 m <sup>2</sup>	3,0 bays per 100 m <sup>2</sup>
Shops (Shopping centres > 10 000 m <sup>2</sup> )	4,0 bays per 100 m <sup>2</sup>	3,0 bays per 100 m <sup>2</sup>
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 <sup>2</sup>	15,0 bays per 100 m <sup>2</sup>
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 <sup>2</sup>	20,0 bays per 100 m <sup>2</sup>
Libraries, museums, galleries and other cultural buildings	5,0 bays per 100 m <sup>2</sup>	2,5 bays per 100 m <sup>2</sup>
Funeral Parlors	2,0 bays per 100 m <sup>2</sup>	1,0 bay per 100 m <sup>2</sup>
Place of amusement	10,0 bays per 100 m <sup>2</sup> or 0,25 bays per seat	5,0 bays per 100 m <sup>2</sup> or 0,15 bays per seat
Industrial, commercial & warehousing uses	2,0 bays per 100 m <sup>2</sup>	1,0 bay per 100 m <sup>2</sup>