

**ZONING INFORMATION
CERTIFICATE PAD
FOR APPLICATION SUBMISSIONS**



a world class African city

Date: 02/04/2019

| | |
|---|---|
| Requested by: | Lloyd Nkuna |
| Town Planning Scheme: | City of Johannesburg Land Use Scheme 2018 |
| Name of Applicant: | JOBURG PROPERTY COMPANY |
| Erf/Holding Name/Farm Portion: | Erf 841 (3915m ²) |
| Township/Holding Name/Farm Name: | Kew |
| Street Name and No: | Cnr Third Avenue and First Road |
| ZONING INFORMATION | |
| Use Zone: | Residential 1 |
| Height Zone: | A (H:0) (As per attached table 4) |
| Floor Area Ratio: | As per attached table 6 |
| Coverage: | As per attached table 5 |
| Density: | 1500m ² |
| Building Line: | As per attached table 7 |
| Parking: | As per attached table 8 |
| AMENDMENT SCHEME APPLICABLE: | N/A |
| Served By: | Lloyd Nkuna |

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

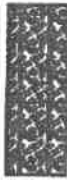




| ZONE | (1) USE ZONE | (2) NOTATION | (3) PRIMARY LAND USE RIGHTS | (4) SECONDARY LAND USE RIGHTS | (5) PROHIBITED LAND USES |
|------|-----------------|---|--|---|--|
| 5 | RESIDENTIAL 5 |  | Dwelling units, mobile dwelling units, residential buildings | Uses not in columns (3) and (5) | Noxious industries |
| 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 | Rondeburg | Lenasia | Modderfontein | Wolkeville | Edenvale | Peri-Urban Halfway House Annexure F Lefthabong 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 | | | | | | | | |

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;

- (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% | 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% |

- (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 | 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 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 |