

The logo for Johannesburg features the word "Johannesburg" in a stylized, lowercase, sans-serif font. The letter "o" is replaced by a vertical line with a small horizontal bar at the top and a small gold dot at the bottom, resembling a stylized tower or monument.

Johannesburg

JOHANNESBURG

TOWN PLANNING SCHEME 1979

PART 1

**JOHANNESBURG
TOWN
PLANNING
SCHEME, 1979**

(AND AMENDMENTS)

Town Planning Scheme 1979

Comprising Three Sections

SECTION 1:
Scheme Clauses


SECTION 2:
Building Lines (Table A), Schedule (Table N), Annexures
(Table O)

SECTION 3:
A Series (Use Zones)
B Series (Density and Height Zones)
Annexure 16 (Parking Zone A)
Annexure 17 (Floor Area Ratios in Height Zones 1, 2 & 4)

Including the following approved Council Amendment
Schemes:

AMENDMENT SCHEME NO	GAZETTED	AMENDMENT SCHEME NO	GAZETTED
314	13-08-1980	3551	05-02-1992
249	11-08-1982	3709	11-03-1992
598	29-12-1982	3887	16-09-1992
520	14-03-1984	4233	02-06-1993
1678	18-02-1987	4397	10-11-1993
1444	10-02-1988	4459	10-11-1993
914	16-03-1988	3609	15-12-1993
1798	07-12-1988	3921	15-12-1993
2235	25-04-1990	4458	15-12-1993
3553	23-10-1991	4502	15-12-1993
3552	29-01-1992		

This document is subject to amendment.



 DIRECTOR : CITY PLANNING
 07 JANUARY 1994

**AMENDMENT TO SECTION 1 OF THE
JOHANNESBURG TOWN PLANNING
SCHEME, 1979**

Clause 7 of the Scheme have been amended by Amendment Scheme 4501, approved on 1 March 1995, Provincial Notice No. 1013.

Attached for your information are replacement pages 19, 20 and 21 which incorporate the amendments and deletions of the abovementioned Clauses.

**PLANNING DIRECTORATE
DEPARTMENT : LAND INFORMATION**

ARRANGEMENT OF THE JOHANNESBURG TOWN
PLANNING SCHEME, 1979

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PART I - GENERAL

1. Definitions

Unless the context or a specific provision otherwise requires -

- (i) "Administrator" means the officer appointed under the provisions of Section 66 of the Republic of South Africa Constitution Act, 1961 (Act 32 of 1961), acting on the advice and with the consent of the Executive Committee of the Transvaal Province.
- (ii) Deleted. A.S. No. 4397
- (iiA) "aerodrome" means land or land and buildings used for the purposes of an airfield and uses ancillary, directly related to and subservient to the main use. A.S. No. 4397
- (iii) "agricultural holding" means a holding laid out in terms of the Agricultural Holdings (Transvaal) Registration Act, 1919 (Act 22 of 1919).
- (iv) "agricultural purposes" means purposes normally associated with or reasonably necessary in connection with the use of land and buildings for agricultural purposes and it includes only dwelling units necessary for and related to the bona fide agricultural use of the property.
- (v) "annexure" means an annexure in Part IX consisting of maps and stipulations prescribing certain rights, obligations and conditions applicable to specific erven or sites indicated on the map with a circled number, thus - (78) : Provided that in the case of Annexure 16 the circled number on the map is replaced by a note 'For Parking Zone A see Annexure 16' in the reference column of the relevant maps of the A and B series. A.S. No. 4397
- (vi) "area" means the area of land referred to in Clause 2.
- (vii) "basements" means all storeys below the ground storey.
- (viii) "builder's yard" means land or buildings used for the storage of materials:
(a) required or normally used for building operations, or
(b) resulting from demolition or excavation operations, or

- (c) required or normally used for improvements to land, such as materials used in the making of streets, the installation of essential services, or used for any other construction work, whether for public or private purposes,
and land or buildings used for the preparation for use of any of the aforementioned materials; provided that it does not include any builder's yard established for the purpose of temporarily storing any of the aforementioned materials in connection with, and for the duration of, construction or building works in the vicinity of such builder's yard; or the storage of supplies for a shop.
- (ix) "building" includes a structure of any nature or description whatsoever, and the term "erection of a building" includes any structural alteration or addition to a building, and, without prejudice to the generality of the foregoing, the reconstruction of the whole or any portion of the facade of a building.
- (x) "building line" means a line referred to in clause 11(1), which demarcates one side of a building restriction area and which is at a fixed distance from a street boundary or the centre of the street or any other boundary of an erf or portion of land. A.S. No. 914
- (xi) "building restriction area" means an area of an erf or portion of land on which no buildings may be erected, save as is allowed in the scheme, and which is bounded on one side by a building line and on the other side by a street boundary or any other boundary of an erf or portion of land, or which is subject to flooding as indicated by the flood water mark. A.S. No. 914
- (xii) "business purposes" means the use of a building for offices, a showroom, warehouse, restaurant and for other business purposes which are not elsewhere defined in this clause as well as all uses which are ancillary, directly related to and subservient to the main use and includes the use of land for business purposes. A.S. No. 4397
- (xiii) "by-laws" means the municipal by-laws in force in the area.
- (xiiiA) "canteen" means a building or part of a building used for providing food and liquid refreshments for the exclusive benefit of persons employed by A.S. No. 1678

an undertaking which owns and operates or controls such undertaking and includes an area for the preparation of such food and liquid refreshments.

- (xiv) "car sales lot" means a building designed for use, or a building or land which is used chiefly for the display and sale of motor vehicles, motor vehicle trailers and caravans, but excludes a scrap yard and a public garage. A.S. No. 4397
- (xv) Deleted. A.S. No. 4397
- (xvA) "cemetery" means land or land and buildings used for burials and such like activities and which includes all uses ancillary, directly related to and subservient to the main use. A.S. No. 4397
- (xvi) "City Council" means the City Council of Johannesburg, or the City Council's Management Committee acting under the powers delegated to it in terms of Section 58 of the Local Government (Administration and Elections) Ordinance, 1960, or any Committee (appointed in terms of Section 60 of the aforementioned Ordinance), or any officer, to whom that Committee has been empowered by the Council in terms of Section 58(2) to delegate, and has in fact delegated, the powers, functions and duties vesting in the Council in relation to this scheme.
- (xvii) Deleted. A.S. No. 4397
- (xviii) "Commercial Purposes" means a building designed for use, or a building or land which is used for distribution centres, wholesale trade, warehouses, storage, computer centres, removal and transport services, laboratories and all uses which are ancillary, directly related to and subservient to the main use. A.S. No. 4397
- (xix) "consent" means written consent.
- (xx) "coverage" means the area of an erf or site which may be covered by buildings, as seen vertically from the air, and is expressed as a percentage of the area of the erf or site: Provided that electrical high and low tension chambers may be excluded from such coverage calculations. A.S. No. 4397
- Clause 47*
Coverage exclusion
clause 47 sub-clause
(S) (xxi) "dwelling house" means one dwelling unit forming a single building.
- (xxii) "dwelling unit" means an interconnected suite of rooms including a kitchen or scullery, designed for occupation by a

single family, irrespective of whether the dwelling unit is a single building or forms part of a building containing two or more dwelling units: Provided that a second kitchen which is to be used for religious purposes and which is physically interconnected with the kitchen, may be provided to the satisfaction of the City Council.

A.S. No. 4397

- (xxiia) "Environment Control Area" an area defined by the City Council within which any development shall be subject either to a site development plan or any other requirements as determined by the City Council. A.S. No. 3609
- (xxiii) "erf" means every piece of land in an approved township or a township established in terms of the provisions of Chapter IIIA of the Ordinance registered in a deeds registry as an erf, plot or stand or shown as such on a general plan of an approved township, and includes every defined portion of a piece of land laid out as a township, whether or not it has been recognised, approved or established as such in terms of the Ordinance or any prior law.
- (xxiv) "existing building" means a building erected in conformity with plans approved by the City Council and which is otherwise lawful, and the erection of which was -
- (a) completed on or before the fixed date; or
 - (b) begun before but completed after the fixed date; or
 - (c) completed in accordance with the terms of any permission granted by the City Council during the preparation, and until the coming into operation, of this scheme.
- (xxv) "existing erf" means an erf or any subdivision thereof registered before the fixed date.
- (xxvi) "family" means a man or woman or both, with or without their parents and with or without the children of one or the other or both of them, living together as one household.
- (xxvii) "fixed date" means the date upon which the Administrator gave notice in the Provincial Gazette of his approval of this scheme.
- (xxviiiA) "flood water mark" means the lines contemplated in section 169A(1)(a) of the Water Act, 1956 (Act 54 of 1956). A.S. No. 914

(xxviii) "floor area" means the sum of the gross area covered by the building at the floor level of each storey: Provided that the area reasonably required for the following purposes may be excluded from the calculations of floor area, which calculations shall be clearly indicated on all building plans:

- (a) open roof;
- (b) parking;
- (c) access passages, corridors, verandahs, balconies, entrance halls and entrance foyers, in a building containing two or more dwelling units, a residential building and an institution;
- (d) areas required for the cleaning, maintenance, care or proper mechanical and electrical functioning of the building, including a lift motor room, but excluding dwelling units for people associated with such functions;
- (e) domestic workers accommodation on the roof of a building containing two or more dwelling units, a residential building, a hospital or nursing home erected elsewhere than on land in Use Zone I and being in Height Zones 0, 5, 6 or 7: Provided that the floor area thus excluded shall not exceed 3% of the permissible floor area for such building;
- (f) a day care or after school care centre for children on the roof or podium of a building;
- (g) external fire escapes;
- (h) fire houses or police stations situated in Height Zones 1 and 2 which do not exceed 400m² in extent and which location, access and design are to the satisfaction of the City Council; and
- (i) atriums, constructed of glass or a similar material, which are used mainly for garden purposes and which may include subsidiary provisions for passive recreation.

Clauses) 39-40

(xxix) "floor area ratio" or "FAR" means the ratio obtained by dividing the floor area of a building or buildings by the total area of the erf or site upon which the building or buildings are erected, thus:

$$FAR = \frac{\text{Floor area of a building or buildings}}{\text{Total area of the erf or site upon which the building or buildings are erected.}}$$

(xxx) "gross leasable area" means the floor area designed for or capable of occupancy and control by a tenant measured from the centre line of joint partitions and the exterior of outside walls.

(xxxi) "ground storey" means a floor at ground level or a floor having its entrance directly accessible from ground level by means of a ramp, stairway or similar structure.

(xxxii) "habitable room" means a room designed or used for human habitation in accordance with standards prescribed in the by-laws, but excludes a storeroom, kitchen, pantry, scullery, watercloset, bathroom or passage.

(xxxiii) Deleted.

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(xxxiv) "industrial purposes" means the use of a building or land, or part thereof, for:

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- (a) the making, manufacturing, producing, building, assembling, compiling, printing, processing, treating, adapting, repairing, renovating, rebuilding, altering, ornamenting, painting (including spraypainting), polishing, finishing, cleaning, dyeing, washing, breaking-up, disassembling, sorting, packing or placing in containers, chilling, freezing or storing in cold storage of a movable article or part of such article;
- (b) the slaughtering of livestock (including poultry);
- (c) the generation of electricity; and
- (d) the developing or processing of photographs, films or tapes:

Provided that the definition of industrial purposes shall include all uses which are ancillary, directly related to and subservient to the main use, but shall not include premises on or in which -

- (i) the only mechanical power used in the activity conducted on such premises (whether such power is derived from steam, electricity, gas, liquid or any other source) is that power used for ordinary lighting purposes;
- (ii) these activities are carried out in connection with but ordinarily ancillary and subservient to a shop, medical consulting rooms, place of instruction, restaurant, canteen, residential building and institution;
- (iii) these activities are carried out in connection with products produced or agricultural operations conducted on land used for agricultural purposes; and

(iv) these activities are carried out in connection with temporary building work;

Provided further that if an intangible or tangible substance which is considered high risk or undesirable by the Medical Officer of Health is used, processed, or produced in any manner such exclusion shall not apply.

- (xxxv) "institution" means a charitable institution, a hospital, a nursing home, a sanatorium, or any other institution whether these be public or private and includes all uses ancillary, directly related to and subservient to the main use. A.S. No. 4397
- (xxxvi) "map" means "Map 3" as defined in the regulations and as amended from time to time by an approved amendment scheme.
- (xxxviA) "medical consulting rooms" means a building designed for use or a building or land which is used for the following consulting practices associated with restoring or preserving health: Medical practitioner; dentist; psychologist; optometrist; podiatrist; occupational, speech and dental therapist; physiotherapist; radiographer; audiologist; dietician; orthoptist; medical orthotist and prosthetist; veterinarian; chiropractor; homeopath; naturopath; osteopath and herbalist; Provided that where the City Council adds to such list such additions should also be deemed to be included in the above definition. A.S. No. 4397
- (xxxviB) "mobile dwelling unit" means a vehicle or similar portable, movable or towable structure which has no other base than wheels or jacks and is used by human beings for living purposes. A.S. No. 4459
- (xxxvii) "Noxious industry" an activity where any one or more of the following are carried on: blood boiling, tallow melting, fat melting or extracting, soap boiling, bone boiling, tripe boiling or cleaning, skin storing, bone storing, fellmongering, skin curing, blood drying, gut scraping, leather dressing, tanning, glue making, size making, charcoal burning, brick burning, lime burning, manure making, manure storing, parchment making, malt making, yeast making, cement works, coke ovens, salt glazing, sintering of sulphur-bearing materials, viscose works, smelting of ores and minerals, calcining, puddling and rolling of iron and other metals, conversion of pig-iron into wrought-iron, re-heating, annealing, hardening, forging, converting and carburising iron and other metals, works for the production of, or which employ, carbon bisulphide, cellulose A.S. No. 4397

lacquers, cyanogen or its compounds, hot pitch or bitumen, pulverised fuel, pyridine, liquid or gaseous sulphur dioxide, sulphur chlorides, works for the production of amyl acetate, aromatic esters, butyric acid, caramel enamelled wire, glass, hexamine, iodoform, lamp-black, B-naphthol, resin products, salicylic acid, sulphonated organic compounds, sulphur dyes, ultramarine, zinc chloride, zinc oxide, and all refining and works dealing with the processing or refining of petrol or oil or their products: Provided that:

- (i) where the City Council, adds to the list of A.S. No. 4397 noxious trades, such additions should also be deemed to be included in the above definition:
- (ii) upon the production of a certificate by the Medical officer of Health, in consultation with the Inspector of Factories, that the process it is proposed to employ in the conduct of any of the foregoing industries or factories will eliminate nuisance or danger to health in neighbouring sites arising from:
 - (a) vapour or effluvia;
 - (b) fluids or liquid waste matters to be discharged from the site, and if land treatment of such matters is proposed, the nature, slope and area of the site and its position in relation to dwellings, streams, or water courses;
 - (c) solid waste matters;

the City Council may consent to the conduct of such industry in Use Zone IX (Industrial A.S. No. 914 1).

- (xxxviii) "occupier" or "occupant" means any person A.S. No. 914 in actual occupation of a building or land and habitually present therein or thereon, without regard to the title under which he occupies.
- (xxcviiiA) "offices" includes professional suites, A.S. No. 914 medical consulting rooms, banks and building societies.
- (xxxix) "Ordinance" means the Town-planning and A.S. No. 4397 Townships Ordinance, 1986 (Ordinance 15 of 1986) and all amendments thereto.
- (xl) "Outbuilding" - Refer to definition of A.S. No. 4397 "residential outbuilding".

- (xli) "owner" in relation to any building or land includes:
- (a) the registered owner;
 - (b) the holder of the stand licence;
 - (c) any lessee under a lease which is legally registered;
 - (d) the person administering the estate of any person mentioned in (a), (b) or (c) above, either as executor, administrator, guardian or in any other capacity;
 - (e) any person receiving any consideration from any occupier or any person who would receive such consideration if such building or land were let, whether on his own account or as an agent for any person entitled thereto or having an interest therein; and
 - (f) a duly authorised agent.
- (xlii) "panhandle erf" means any portion created by the subdivision of an erf where access to such portion is gained by a part of the portion not narrower than 4m and not wider than 8m.
- (xliiA) "Pedestrian Mall" means an area set aside as a thoroughfare for pedestrians, for such vehicular use or activities as the City Council may determine and for structures erected on, above and below it. A.S. No. 1444 A.S. No. 4397
- (xliii) "place of amusement" includes a building designed for use, or a building or land which is used, as a theatre, cinema, music hall, concert hall, billiards saloon, sports arena, skating rink, dance hall, for the purpose of exhibitions of trade or industry or other recreational purposes and also includes such uses as are ancillary, directly related to and subservient to the main use. A.S. No. 4397
- (xliv) "place of instruction" means a building designed for use, or a building or land which is used, as a school, college, technical institute, lecture hall or other educational centre, and includes a creche, monastery, convent, public library, art gallery, museum and gymnasium and all uses which are ancillary, directly related to and subservient to the main use. A.S. No. 4397

- (xlv) "place of public worship" means a building A.S. No.4397
designed for use, or a building or land which
is used as a church, chapel, oratory,
meeting-house, synagogue, mosque, or other
place of public devotion and includes all uses
which are ancillary, directly related to and
subservient to the main use, but shall not
include a funeral chapel which shall be deemed
a special building.
- (xlvi) Deleted. A.S. No.4397
- (xlvii) Deleted. A.S. No.4397
- (xlviii) Deleted. A.S. No.4397
- (xlix) "private open space" means land zoned private
open space for use as a private ground for
sports, play, rest and recreation, or as an
ornamental garden or a pleasure ground or for
buildings reasonably required in connection
with such uses.
- (xlxA) "private parking area" means a building A.S. No.4397
designed for use, or a building or land which
is used for the provision of parking which is
required or allowed in terms of the provisions
of the Scheme for another building or site, or
part thereof: Provided that on erven zoned
Residential 1, 2, 3 or 4 a private parking
area shall only mean a site and not a
building.
- (l) "public garage" means a building used for gain A.S. No.4397
or reward for any one or more of the following
purposes, namely the maintenance, repair or
fuelling of motor vehicles and all uses which
are ancillary, directly related to and
subservient to the main use, which uses shall
include: the parking and storing of motor
vehicles; the sale of spare parts,
accessories, fuel, and lubricants for motor
vehicles; and the sale of refreshments; but
which does not include panel beating and
spraypainting: Provided that an ancillary car
sales lot and automatic banking teller
machines may also be provided.
- (li) "public open space" means land zoned public A.S. No.4397
open space which is used by the public as
open space, park, garden, square, or for any
game, sport, recreation or cultural activity
or other uses as may be permitted by the City
Council and includes restaurants, cafés,

refreshment rooms, and any apparatus, facility, structure or building which in the opinion of the City Council is necessary or expedient for the purposes of such open space.

- (liA) "public parking area" means a building designed for use, or a building or land which is used whether or not for gain or reward for the provision of parking not directly related to the parking requirements or provisions of the Scheme for another building or site, or part thereof: Provided that on erven zoned Residential 1, 2, 3 or 4 a public parking area shall mean only a site for parking purposes and not a building. A.S. No. 4397
- (lii) Deleted. A.S. No. 4397
- (liii) Deleted. A.S. No. 4397
- (liv) "regulations" means the regulations promulgated by the Administrator in terms of the Ordinance.
- (lv) "residential building" means a building, excluding a dwelling house and a building containing two or more dwelling units, designed for use, or used, for human habitation, and it includes a boarding house, an hotel, a residential club, and a hostel.
- (lvA) "residential outbuilding" means a building, on an erf or site which is or has been ordinarily required in connection with the use of a dwelling house, a building containing two or more dwelling units or a residential building, erected on the same erf or site. A.S. No. 914
A.S. No. 4397
- (lvi) "restaurant" means a building designed for use, or building or land which is used for the preparation, service and consumption on the site of food or liquid refreshments but excludes a canteen. A.S. No. 4397
A.S. No. 1676
- (lvii) "schedule" means the schedule in Part IX prescribing certain rights, obligations and conditions applicable to specific erven or sites indicated on the map with a "s" thus - S.
- (lviii) "scrapyard" means land used for the disassembling or storage of scrap metals, scrap motor vehicles, scrap machinery, or any other scrap materials, whether or not such

disassembling or storage be for the purpose of the disposal or re-use of such scrap.

- (lix) Deleted. A.S. No. 4397
- (lx) "shop" means a building designed for use, or building or land which is used for the purpose of carrying on retail trade and includes an industrial building on the same premises which is ordinarily incidental and subordinate to the conduct of the retail trade thereon. A.S. No. 4397
- (lxi) "site" in relation to a building, includes the area of any building, yard, court or garden and in relation to either land or a building, may include more than one erf or portion of land, if such erven or portions of land are contiguous and have been notorially tied to the satisfaction of the City Council, or have been consolidated. A.S. No. 914
- (lxii) Deleted. A.S. No. 4397
- (lxiii) "social hall" means a building designed for use, or used, for social meetings, gatherings and recreation, and includes a masonic temple, and a non-residential club but does not include a place of amusement.
- (lxiv) "special building" means a building designed or used for any use other than one of the uses for which the buildings herein defined are designed or used.
- (lxv) "street" means any street, road or thoroughfare shown on the general plan of a township, agricultural holdings or other division of land in respect of which the public has acquired a prescriptive or other right-of-way.
- (lxvi) "storey" means that space within a building which is situated between one floor level and the floor level next above or, if there is no floor above, the ceiling or roof above with a height of not more than 6m on the ground storey and not more than 4,5m on any storey above: Provided that a mezzanine level which is provided within the ground storey shall not be taken into consideration in the calculation of the number of storeys within a building. A.S. No. 4397
- (lxvii) Deleted. A.S. No. 4397

(lxviii) "Township Board" means the Townships Board appointed in terms of the Ordinance.

(lxix) Deleted.

A.S. No. 4397

(lxxx) "zone" means any area of land in respect of which in terms of this scheme, specific rights, obligations and restrictions have been imposed on the erection or use of buildings, or on the use of land; such as rights, restrictions and obligations in regard to the use, density, height, coverage and parking provisions.

2. Area of the Scheme

The scheme applies to the area within the scheme boundary as indicated on the map.

3. Arrangement and legality of the Clauses, Tables, Schedules and Annexures of the Scheme

(1) The clauses and tables of the scheme have been arranged so that those clauses and tables of general applicability are contained in Parts I - VIII and those which are applicable solely to a specific erf or site are contained in the schedule or annexures in Part IX.

(2) The schedule and annexures in Part IX form an integral part of the scheme and have the same legality as the rest of the scheme: Provided that in the event of there being a conflict between the provisions of a clause contained in Parts I to VIII and any provision contained in an annexure or schedule in part IX, the provision of the clause contained in the schedule or annexures in part IX shall prevail; Provided further that the requirements contained in Parts I to VI relating to the possible relaxation of requirements in respect of building lines, building restriction areas, height, coverage, floor area, parking and loading are applicable to those erven or sites referred to in a schedule or annexure unless they are expressly excluded in such schedule or annexure.

4. Building Plans and other Particulars

The erection, alteration or conversion of a building shall not be commenced until the City Council has approved of such building plans, specifications or other particulars as are required in terms of the Scheme, the by-laws or regulations in respect of the erection, alteration or conversion of such building: Provided that floor area and coverage calculations, parking requirements and a parking layout shall be indicated on such building plans.

A.S. No. 3887

5. Site Development Plans

- (1) Where site development plans are required by the City Council as a result of:

- (a) a condition of establishment of a township, or A.S. No. 914
- (b) a development in terms of clause 36, or
- (c) a development in terms of column (3) of the Use Table: Table C, excluding the development of a single dwelling house on, or subdivision of erven zoned Residential 2, 3 or 4, or subdivision of erven zoned Residential 5, or A.S. No. 4502
- (d) a condition of an amendment scheme or consent, or A.S. No. 4459
A.S. No. 4502
- (e) a consent granted in terms of clause 46, or A.S. No. 4502
- (f) the development of a car sales lot, shop or restaurant which is not completely contained within a building, or A.S. No. 4397
- (g) the development of any structures by any party other than the City Council on land zoned Public Open Space, or A.S. No. 4397
- (h) a condition imposed by the City Council in respect of an Environment Control Area, A.S. No. 3609

such development plan shall be drawn at a scale of 1:500, or such other scale as may be required by the City Council, and shall be approved by the City Council before any building plan in connection with the proposed development may be considered by the City Council.

- (2) Unless the City Council requires less information a site development plan must show at least the following:

- (a) the siting, height and coverage of all buildings;
- (b) open spaces, childrens' playgrounds and landscaping of the site;
- (c) entrances and exits to the erf or site;
- (d) if the erf or site is to be subdivided, the proposed subdivision lines;
- (e) access to buildings and parking areas;
- (f) building restriction areas (if any);
- (g) parking areas, and where required by the City Council, circulation of vehicular and pedestrian traffic;
- (h) elevational treatment of all buildings;
- (i) if it is not proposed to develop the whole erf or site simultaneously, the grouping of the dwelling units and the programming of the development thereof, must be clearly indicated on the plan;
- (j) steps to be taken to control stormwater runoff. A.S. No. 914

6. Consent or Approval of the City Council

- (1) Application to the City Council for any consent or approval which in terms of this scheme it is empowered to grant or refuse, shall be made by the owner of the land or building to which the application relates.

- (2) Any provision in this scheme empowering the City Council to grant its consent or its approval shall include the power to refuse consent or approval and, if consent or approval be granted, the power to impose any condition which the City Council may deem fit.
- (3) Subject to sub-clause (4) a condition as contemplated in sub-clause (2) shall have the same force and effect as if it were a clause of this scheme.
- (4) (a) A consent or approval granted by the City Council in terms of this scheme shall be subject to termination by the City Council if any breach of a condition upon which such consent or approval was granted is not remedied in compliance with a notice served by the City Council upon the owner or occupier of the site concerned.
 (b) The notice referred to in paragraph (a) shall require that the breach be remedied within a specified period.

- (5) Deleted. A.S. No. 3887
- (6) Deleted. A.S. No. 3887
- (7) Deleted. A.S. No. 3887

7. Public Notice of Application for Consent A.S. No. 4501

- (1) If a provision in the Scheme makes the provisions of this clause applicable to an application for consent, the applicant shall, within a period of seven days of submitting the application to the City Council:
 - (a) cause notice of the application to be displayed on the site in English and at the discretion of the City Council any other official language(s) which notice:
 - (i) shall be in a format as specified by the City Council.
 - (ii) shall be posted in a conspicuous place on the erf or site, where it is easily visible and can easily be read from each and every adjacent public street or other public place: Provided that in the instance of an application in respect of more than one site which are contiguous but not notarially tied or consolidated the City Council may, in its discretion, grant exemption from such display on certain of the sites concerned.
 - (iii) shall be maintained in a clearly legible condition for a period of 21 days.
 - (iv) shall reflect details of the application including the street address, the name of the township and the number of the erf or site concerned and the nature and general purpose of the application.
 - (v) shall reflect the date on which the application was submitted to the City Council

(2) Any provision in this scheme empowering the City Council to grant its consent or its approval shall include the power to refuse consent or approval and, if consent or approval be granted, the power to impose any condition which the City Council may deem fit.

(3) Subject to sub-clause (4) a condition as contemplated in sub-clause (2) shall have the same force and effect as if it were a clause of this scheme.

(4) (a) A consent or approval granted by the City Council in terms of this scheme shall be subject to termination by the City Council if any breach of a condition upon which such consent or approval was granted is not remedied in compliance with a notice served by the City Council upon the owner or occupier of the site concerned.

*← NW
ENFORCEMENT
UNIT
MORTIM NEW*

(b) The notice referred to in paragraph (a) shall require that the breach be remedied within a specified period.

(5) Deleted.

A.S. No. 3887

(6) Deleted.

A.S. No. 3887

(7) Deleted.

A.S. No. 3887

7. Public Notice of Application for Consent

(1) If a provision in the Scheme makes the provisions of this clause applicable to an application for consent, the applicant shall, after submitting the application to the City Council, give notice containing adequate details thereof in accordance with sub-clauses (2), (3) and (4) and shall comply with sub-clause (5).

(2) Within 14 days of the date of submission of the application referred to in sub-clause (1), the applicant shall cause a notice to be displayed on the site to which the application relates which -

A.S. No. 3887

(a) shall be posted in a conspicuous place where it is easily visible and can easily be read from a public street or other public place;

(b) shall be maintained in a clearly legible condition for the period specified in sub-clause (4) during which objections to the application may be lodged; and

(c) which shall reflect adequate details of the application.

(3) Within 14 days of the date of submission of the application referred to in sub-clause (1), the applicant shall, in addition to the notice specified

and the name, postal address and telephone number of the applicant.

- (vi) shall reflect that the application documents relating to the application will be open for inspection at specified times and at a specified place at the City Council's offices and that any objection or representations in regard thereto must be submitted in writing both to the City Council and the applicant under cover of registered or certified post or by hand within a period of 35 days from the date on which the application was submitted to the City Council.
- (b) In instances where the erf or site which is the subject of the application adjoins erven or sites zoned Residential 1, 2, 3 or 4 also dispatch by registered or certified mail a notice to all owners of all contiguous stands including those on the opposite side of the street, lane or thoroughfare within seven days of submitting the application to the City Council informing them:
- (i) of the details of the application including the street address, the name of the township and the number of the erf or site concerned, and the nature and general purpose of the application;
 - (ii) of the date on which the application was lodged with the City Council and the name, telephone number and postal address of the applicant;
 - (iii) that the application documents relating to the application will be open for inspection at specified times and at a specified place at the City Council's office and that any objections or representations in regard thereto must be submitted in writing both to the City Council and the applicant under cover of registered or certified post or by hand within a period of 35 calendar days from the date on which the application was submitted to the City Council.
- (2) After the expiry of a period not less than 21 days from the date of posting up of the on-site notices referred to in sub-clause (1)(a)(iii) but not longer than 35 days from the date of submission of the application to the City Council, the applicant shall submit the following to the City Council:
- (a) a sworn statement that the requirements of sub-clause (1)(a) were complied with.
 - (b) proof of dispatch of the notices referred to in the sub-clause (1)(b), if applicable, to the satisfaction of the City Council.
- (3) The applicant shall within a period of seven days from date of receipt from the City Council of a list of the names and addresses of persons and/or organisations or

in sub-clause (2), cause a notice containing adequate details of his application to be published once a week for two consecutive weeks in an Afrikaans language and an English language newspaper circulating in the area of the erf or site to which the application relates.

- (4) The notices referred to in sub-clauses (2) and (3) shall, in addition to containing details as prescribed therein, state that the application documents relating to the application will be open for inspection at specified times and at a specified place at the City Council's offices and that any objection or representations in regard thereto shall be submitted in writing both to the City Council and the applicant under cover of registered or certified post or by hand within a period of 28 days from the date of the publication of the first notice contemplated in sub-clause (3). A.S. No. 3887
- (5) Within 14 days after the last advertisements referred to in sub-paragraph (3) has been published the applicant shall submit to the City Council: A.S. No. 3887
- (a) a sworn statement to the effect that a notice was displayed and maintained as required in terms of sub-clause (2); and
 - (b) a specimen of the page of each newspaper in which the notice in terms of sub-clause (3) appeared or a copy of such notice attached to a certificate under the hand of the printer or publisher of the newspaper stating the date on which such notice was published.
- (6) For the purpose of this clause the expression 'adequate details' means the street address, the name of the township and the number of the erf or site concerned and the nature and general purpose of the application. A.S. No. 3887

8. Public Hearing of Application for Consent of which Public Notice has been given

- (1) Whenever, in respect of any application of which public notice has been given as contemplated in clause 7, the City Council wishes to hear the applicant, or the objectors, if any, or both the applicant and the objectors, such hearing shall be open to the public.
- (2) The City Council shall, in considering an application for its consent, take into account any objections timeously lodged in respect of such application and, in its discretion, any other objections lodged, and when it has taken a decision on such application it shall notify the applicant and the persons from whom objections were timeously received of its decision in writing.

associations of persons who, in the opinion of the City Council, may have an interest in the outcome of the application, dispatch by registered or certified mail a notice substantially in the form contemplated in clause 7(1)(a)(i) to every person, organisation or association included in the list.

- (4) The applicant shall submit proof to the satisfaction of the City Council that the provisions of sub-clause (3) have been complied with.

8. Public Hearing of Application for Consent of which Public Notice has been given

- (1) Whenever, in respect of any application of which public notice has been given as contemplated in clause 7, the City Council wishes to hear the applicant, or the objectors, if any, or both the applicant and the objectors, such hearing shall be open to the public.
- (2) The City Council shall, in considering an application for its consent, take into account any objections timeously lodged in respect of such application and, in its discretion, any other objections lodged, and when it has taken a decision on such application it shall notify the applicant and the persons from whom objections were timeously received of its decision in writing.

9. Use of Building or Land for different Purposes

Where a building or site is used for different purposes, the provisions of the scheme relating to parking requirements, loading and off loading, floor area, floor area ratio and coverage, are applicable separately to the respective areas used for such purposes.

10. Protection for Existing Buildings

Save that alterations or additions to existing buildings shall be carried out in compliance with the provisions of this scheme, existing buildings shall not be affected by those provisions of this scheme which would otherwise have rendered such buildings illegal.

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9. Use of Building or Land for different Purposes

Where a building or site is used for different purposes, the provisions of the scheme relating to parking requirements, loading and off loading, floor area, floor area ratio and coverage, are applicable separately to the respective areas used for such purposes.

10. Protection for Existing Buildings

Save that alterations or additions to existing buildings shall be carried out in compliance with the provisions of this scheme, existing buildings shall not be affected by those provisions of this scheme which would otherwise have rendered such buildings illegal.

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**AMENDMENT TO SECTION 1 OF THE
JOHANNESBURG TOWN PLANNING
SCHEME, 1979**

Clauses 32, 36(5) and (7) have been deleted, Clauses 36(2)(b), 36(3), 36(4) and 36(5) have been renumbered and Clauses 33, 36(1), 36(2)(a) and 36(3) have been amended by Amendment Scheme 4518, approved on 1 March 1995, Provincial Notice No. 1013. (*Local Authority Notice 419*).

Attached for your information are replacement pages 32, 33 and 34 which incorporate the amendments and deletions of the abovementioned Clauses.

**PLANNING DIRECTORATE
DEPARTMENT : LAND INFORMATION**

Town Planning Scheme 1979

Comprising Three Sections

SECTION 1:
Scheme Clauses


SECTION 2:
Building Lines (Table A), Schedule (Table N), Annexures
(Table O)

SECTION 3:
A Series (Use Zones)
B Series (Density and Height Zones)
Annexure 16 (Parking Zone A)
Annexure 17 (Floor Area Ratios in Height Zones 1, 2 & 4)

Including the following approved Council Amendment
Schemes:

AMENDMENT SCHEME NO	GAZETTED	AMENDMENT SCHEME NO	GAZETTED
314	13-08-1980	3551	05-02-1992
249	11-08-1982	3709	11-03-1992
598	29-12-1982	3887	16-09-1992
520	14-03-1984	4233	02-06-1993
1678	18-02-1987	4397	10-11-1993
1444	10-02-1988	4459	10-11-1993
914	16-03-1988	3609	15-12-1993
1798	07-12-1988	3921	15-12-1993
2235	25-04-1990	4458	15-12-1993
3553	23-10-1991	4502	15-12-1993
3552	29-01-1992		

This document is subject to amendment.



 DIRECTOR : CITY PLANNING
 07 JANUARY 1994

JOHANNESBURG TOWN PLANNING SCHEME 1979
AMENDMENT SCHEME 4458

ANNEXURE 17

FLOOR AREA RATIOS IN HEIGHT ZONES 1,2 AND 4

THE FLOOR AREA RATIOS CONTAINED IN THESE TABLES ARE WITHOUT PREJUDICE TO ANY MAXIMUM FLOOR AREAS OR FLOOR AREA RATIOS WHICH ARE OR MAY BE PRESCRIBED IN PART IX OF THE JOHANNESBURG TOWN PLANNING SCHEME, 1979.

STREET	WIDTH Metres	HEIGHT ZONE 1 DWELLING UNITS, OUTBUILDINGS, RESIDENTIAL BUILDINGS INST- TUTIONS, OFFICES, PLACES OF INSTRUCTION.		HEIGHT ZONE 2 DWELLING UNITS, OUTBUILDINGS, RESIDENTIAL BUILDINGS INST- TUTIONS, OFFICES, PLACES OF INSTRUCTION.		HEIGHT ZONE 4 DWELLING UNITS, OUTBUILDINGS, RESIDENTIAL BUILDINGS, INSTITUTIONS.		OTHER BUILDINGS	OFFICES, PLACES OF INSTRUCTION AND INDUSTRIAL BUILDINGS NOXIOUS INDUSTRIAL BUILDINGS.
A									
ABEL	22,05								
ALBERT	15,74								
ALBRECHT	14,02								
ALEXANDER	14,78	MAIN TO MARSHALL							
ALEXANDRA	15,74								
ALLEN	12,60								
AMBROSE	9,45								
AMESHOFF	22,05								
ANDERSON	18,90	WEST OF SMAL							
	15,24	EAST OF SMAL TO DELVERS							
	15,74	EAST OF DELVERS							
ANGLE	18,90								
AURET	12,60								
AVENUE	17,37	FOROSBURG							
	18,90	NEWTOWN							
B									
BALDWIN	18,90							2,0	4,8
BANKET	15,74				4,5				
BARBARA	15,74					4,9		2,0	4,0
	18,90							2,0	4,8
BATTERY	15,74							2,0	4,0
BEACON	18,90								
BECKER	15,74				5,4				
	18,90				5,9				
	15,74	IN LINDEQUES TOWNSHIP							
	18,90	COMMISSIONER TO BOUNDARY							
BEREA	15,74				4,9				
	22,05				6,3				
BERG		VARIABLE M							
BERTHA	22,05				6,3				
BERTRAM	21,49								
BETTY	15,74							2,0	5,6
BEZUIDENHOUT	15,74								
	12,60	IN LINDEQUES TOWNSHIP							
BICCARD	22,05								
BITCON	18,90							2,0	4,8
BLUNDELL	12,60							2,0	2,4
BOX	18,90	EAST OF WANDERERS		6,3					
	22,05	WEST OF LOVEDAY			6,8				
BOOM	15,74							2,0	4,0
BOOYSENS		VARIABLE M							
BOOYSENS STATION		VARIABLE M							
BOSMAN	15,74							2,0	4,0
BRECK	22,05			7,2					4,3
BRICK LANE	4,72				7,8				
BROWNING	15,74							2,0	0,8
BRUCE	22,05								
BUCHAN	12,60				6,3				
BUNSEN	15,74							2,0	2,4
BUNSEN ST EXT	15,74							2,0	4,0
BURGHESDORP									
BUXTON	17,92								
C									
CAROLINE	22,05								
CARR	15,74				6,3				
CAITHNESS	15,74				4,5			2,0	4,0
CASTLE	15,74							2,0	4,0
CATHERINE		VARIABLE M							
CAYTON	15,74							2,0	4,0
CENTRAL	22,05							2,0	1,6
CHAPLIN	7,87				6,3				
CHARLES	19,51							2,0	1,7
CHURCH ST EXT	22,05				5,4			2,0	5,6
	15,74	IN CROWN INDUSTRIAL						2,0	4,0
CITY AND SUBURBAN	15,74								
CLAIM	22,05			7,2					
	15,74								
CLARE	15,74	OCKERSE TO PIETERSEN							
CLEVELAND	15,74								
COLYN	18,90	IN CLEVELAND TOWNSHIP						2,0	4,8

* FOR FLOOR AREA RATIOS FOR STREETS INDICATED AS VARIABLE CONSULT "VARIABLE STREET WIDTH TABLE"

JOHANNESBURG TOWN PLANNING SCHEME 1979
AMENDMENT SCHEME 4458

STREET	WIDTH Metres	HEIGHT ZONE 1 DWELLING UNITS, OUTBUILDINGS, RESIDENTIAL BUILDINGS INST- TUTIONS, OFFICES, PLACES OF INSTRUCTION.		HEIGHT ZONE 2 DWELLING UNITS, OUTBUILDINGS, RESIDENTIAL BUILDINGS INST- TUTIONS, OFFICES, PLACES OF INSTRUCTION.		HEIGHT ZONE 4 DWELLING UNITS, OUTBUILDINGS, RESIDENTIAL BUILDINGS, INSTITUTIONS.		OTHER BUILDINGS	OFFICES, PLACES OF INSTRUCTION AND INDUSTRIAL BUILDINGS, HOODS INDUSTRIAL BUILDINGS.
C - (cont)									
COMMERCIAL	17,32	WEST OF TERRACE ROAD			4,5	6,8			
	15,74	EAST OF TERRACE ROAD			4,5	6,8			
COMMISSIONER	23,47		7,2	7,8	6,3	8,8	2,0	2,4	2,6
COMPOUND	12,60								
CORNELIUS	15,74				4,5	6,9	2,0	4,0	4,3
CORRIE	15,74						2,0	4,0	4,3
CROSS	12,60						2,0	2,4	2,6
CROWN	22,05	FORDSBURG			6,3	8,8	2,0	4,0	4,3
	15,74	WOLHUTER					2,0	4,0	4,3
CRYSTAL	15,74						2,0	4,0	4,3
D									
DAVIES	18,01								
DE BEER	22,05				4,5	6,9			
DE KORTZ	22,05	WEST OF HARRISON			4,5	6,9			
	15,74	HARRISON TO JOUBERT			4,5	6,9			
	16,23	JOUBERT TO HOSPITAL			4,5	6,9			
DELVERS	15,74	MAIN TO MELROSE	4,5	5,9	4,5	6,9			
	15,74		5,4	5,9	4,5	6,9			
DENIS	15,74						2,0	4,0	4,3
DE VILLIERS	22,05								
DIAGONAL	22,05	NORTH OF PRESIDENT	7,2	7,8	6,3	8,8	2,0	4,0	4,3
	13,72	SOUTH OF PRESIDENT	7,2	7,8	6,3	8,8			
DURBAN	15,74				4,5	6,9			
DU TOIT	22,05				4,5	6,9			
E									
EARP	-	VARIABLE *							
EAST AVENUE	18,60	MEVETT TO SOUTH BOUNDARY					2,0	4,8	5,1
	28,04	SAM HANCOCK TO WILLIE			8,5	8,8			
EDISON	21,34	SOUTH OF SAM HANCOCK			8,5	8,8			
	15,74	ON SOUTH			6,3	6,9	2,0	4,0	4,3
	22,05	ON EAST					2,0	4,0	4,3
EAST	15,74						2,0	4,0	4,3
EDITH CAVELL	15,74						2,0	4,0	4,3
EIGHTH STREET	15,74	NEW DOORNFONTEIN	5,4	5,9	4,5	6,9	2,0	4,0	4,3
ELEFF	22,05								
ELEFF ST EXT	22,05		7,2	7,8	6,3	8,8	2,0	4,0	4,3
END	12,60	LAKE VIEW			6,3	8,8	2,0	4,0	4,3
END	22,05	DURBAN TO COMMISSIONER			6,3	8,8	2,0	4,0	4,3
	17,07	COMMISSIONER TO BREE			6,3	8,8			
	22,05	BREE TO HOOD			6,3	8,8			
	18,44	HANCOCK TO VOLMARANS			4,5	6,9			
	16,15	NORTH OF VOLMARANS			4,5	6,9			
EPLER	15,74				4,5	6,9			
ERASMUS	19,51				4,5	6,9			
ESSELEN	22,05				6,3	8,8			
F									
FARADAY	15,74						2,0	4,0	4,3
FAVUS	15,74				4,5	6,9			
FERRERIA	15,74				4,5	6,9			
FFENNELL	18,90						2,0	4,8	5,1
FIFE	15,74								
FIFTH	15,74	DOORNFONTEIN			4,5	6,9	2,0	4,0	4,3
FIRST AVENUE	12,60	SPRINGFIELD					2,0	4,0	4,3
FIRST STREET	15,74	DOORNFONTEIN					2,0	4,0	4,3
FIRST STREET	22,05	BEZUIDENHOUT VALLEY					2,0	4,0	4,3
FORD	15,74				4,5	6,9	2,0	4,0	4,3
FOUNTAIN	15,74				4,5	6,9			
FOURTH AVENUE	-	SPRINGFIELD - VARIABLE							
FOURTH STREET	15,74	DOORNFONTEIN					2,0	4,0	4,3
FOX	15,74								
	22,05	MACLAREN TO HOLLARD	5,4	5,9	4,5	6,9			
	20,04	WEST TO BEZUIDENHOUT	7,2	7,8	6,3	8,8			
FRASER	15,74				4,5	6,9			
FREDRICK	15,42	VON WIELIGH TO DELVERS	5,4	5,9	4,5	6,9			
FREE	15,74								
	9,45						2,0	1,6	1,7
G									
GARLAND	15,74						2,0	4,0	4,3
GILLIES	15,74				4,5	6,9			
GLENCOE	15,74						2,0	4,0	4,3
GLENISLA	15,74						2,0	4,0	4,3
GLENDROY	15,74						2,0	4,0	4,3
GOCH	22,05				6,3	8,8			
GODFREY	-	VARIABLE *							
GOLDREICH	22,05								
GOUD	15,74	{12.60M CITY AND SUBURBAN EXT 3}			6,3	8,8			
GRANHSTOWN	15,74				4,5	6,9			
	12,06	SMAL TO KRUIS			4,5	6,9			
GREENE	15,74				4,5	6,9			
GUS	15,74				4,5	6,9			

* FOR FLOOR AREA RATIOS FOR STREETS INDICATED AS VARIABLE CONSULT "VARIABLE STREET WIDTH TABLE" (SHEETS 7-9)

JOHANNESBURG TOWN PLANNING SCHEME 1979
AMENDMENT SCHEME 4458

STREET	WIDTH Metres		HEIGHT ZONE 1		HEIGHT ZONE 2		HEIGHT ZONE 4		OFFICES, PLACES OF INSTRUCTION AND INDUSTRIAL BUILDINGS, NOXIOUS INDUSTRIAL BUILDINGS.
			DWELLING UNITS, OUTBUILDINGS, RESIDENTIAL BUILDINGS, INSTITUTIONS, OFFICES, PLACES OF INSTRUCTION.	INDUSTRIAL BUILDINGS, NOXIOUS INDUSTRIAL BUILDINGS, OTHER BUILDINGS.	DWELLING UNITS, OUTBUILDINGS, RESIDENTIAL BUILDINGS, INSTITUTIONS, OFFICES, PLACES OF INSTRUCTION.	INDUSTRIAL BUILDINGS, NOXIOUS INDUSTRIAL BUILDINGS, OTHER BUILDINGS.	DWELLING UNITS, OUTBUILDINGS, RESIDENTIAL BUILDINGS, INSTITUTIONS.	OTHER BUILDINGS	
H									
HADFIELD	18,90								
HAMCOCK	9,75	VARIABLE #			5,4	5,9			
	18,90	WANDERERS TO KING GEORGE							
	20,42	TWIST TO END							
HANAU	15,74								
HANS	12,60								
HARRIES	12,60								
HARRIS	15,74								
HARRISON	22,05	DE KORTE TO SMIT							
	18,90	SMIT TO SUBWAY							
	15,74	SUBWAY TO BREE							
	15,74	SOUTH OF BREE							
HARRISON ST EXT	15,74								
HAY	15,09	SOUTH OF HILLIARD TO BOOYSENS							
HEIDELBERG	18,90								
HEIGHT	22,05								
HEHRI	15,74								
HERB	22,05								
HIGH	15,74	MALAN TO CARR							
	15,74	SOUTH OF BREE							
HILLIARD	12,60								
HIPPO	15,74								
HOEK	22,05								
HOLLARD	15,74								
HOPPER	22,05								
HOSPITAL	12,60								
HOSPITAL	12,60	CLEVELAND							
HUBERT	14,93								
HULBERT	22,05								
I									
INGLESTONE	18,90								
J									
JAGER	22,05								
JARIE	15,74								
JENKINGS	15,74	NORTH OF YOSTER							
	15,74	SOUTH OF YOSTER							
JEPPE	25,18	END TO SAUER							
	18,90	NEWTOWN							
JOEL	12,60								
JOHN	18,90	WESTERN PORTION							
	22,05	EASTERN PORTION							
JORISSEN	15,74	EAST OF VESSELS TO BICCARD							
	15,74	BICCARD TO JOUBERT							
	15,74	EAST OF RISSIX							
JOUBERT	18,90	SOUTH OF SMIT							
	15,74	NORTH OF JORISSEN							
JULES	15,74								
JUTA	22,05	GRAF TO HARRISON							
K									
KAPTEIJN	22,05								
KARL	15,74	NORTH OF FAWCUS							
	9,14	FAWCUS TO RAILWAY							
	15,74	SOUTH OF RAILWAY							
KAY	15,74								
KELVIN	22,05								
KERX	15,74								
KERX	15,74	DENVER							
KIMBERLEY-BOOYSENS	15,74	VARIABLE #							
KING GEORGE	18,26	BREE TO KOTZE							
	21,69	KOTZE TO PRETORIA							
KLEIN	22,05	BREE TO DE VILLIERS							
	22,05	DE VILLIERS TO MOORD							
	22,05	NORTH OF VOLMARANS							
KOCH	20,42								
KORT	15,74								
KORT	18,90	JUDITHS PAARL							
KOSTER	22,05								
KOTZE	9,45								
KROM	15,74	CITY AND SUBURBAN							
KRUGER	15,74	DENVER							
KRUGER	22,05								
KRUIS	12,60								
KRUIS ST EXTENSION									

* FOR FLOOR AREA RATIOS FOR STREETS INDICATED AS VARIABLE CONSULT "VARIABLE STREET WIDTH TABLE" (SHEETS 7-9)

JOHANNESBURG TOWN PLANNING SCHEME 1979
AMENDMENT SCHEME 4458

STREET	WIDTH Metres		HEIGHT ZONE 1	HEIGHT ZONE 2	HEIGHT ZONE 3	HEIGHT ZONE 4	OTHER BUILDINGS	OFFICES, PLACES OF INSTRUCTION AND INDUSTRIAL BUILDINGS, NOXIOUS INDUSTRIAL BUILDINGS.
			DWELLING UNITS, OUTBUILDINGS, RESIDENTIAL BUILDINGS, RESTAURANTS, OFFICES, PLACES OF INSTRUCTION.	DWELLING UNITS, OUTBUILDINGS, RESIDENTIAL BUILDINGS, RESTAURANTS, OFFICES, PLACES OF INSTRUCTION.	INDUSTRIAL BUILDINGS, NOXIOUS INDUSTRIAL BUILDINGS, OTHER BUILDINGS.	DWELLING UNITS, OUTBUILDINGS, RESIDENTIAL BUILDINGS, INSTITUTIONS.		
O								
OCKERSE	22,05	EAST OF TWIST						
	18,90	KLEIN TO TWIST			6,3	6,0		
OLIVIA	15,74				4,5	4,9		
OP DE BEEREN	18,90						2,0	6,0
OPHIR	6,71	BRICK LANE TO OPHIR-BOOTSENS						5,1
		VARIABLE *						
OPHIR-BOOTSENS	15,74						2,0	4,0
O'REILLY	15,74				4,5	4,9		4,3
OYE	15,74						2,0	6,0
P								
PAARLSHOOP-NEVCLARE	22,05						2,0	5,6
PALMER	14,78							6,0
PARK ROAD	15,74	WEST OF HIGH					2,0	5,6
	10,97	HIGH TO PARK LANE			4,5	4,9		4,3
PARK LANE	15,74							
PARK STREET	15,74	JEPPE			4,5	4,9		4,3
PARSONS	15,74						2,0	4,8
PAUL NEL	21,95							5,1
PHILLIPS	15,74				6,3	6,0		
PIETERSEN	22,05	EAST OF TWIST						
	18,90	KLEIN TO TWIST			6,3	6,0		
PIH	15,74							
PINE	15,74							
PIONEER	15,74							
PLANTATIE	15,74						2,0	4,0
PLEIN	22,05		3,2	3,8	6,3	6,0		4,3
POLLY	15,74	(12.60M CITY AND SUB. EXT 3)	5,4	5,9	4,5	4,9		
POULTON	12,60						2,0	2,4
PRESIDENT	18,90	(15.65M DOORNFONTEIN 5 STOREYS)	6,3	6,8	6,3	6,0		2,6
PRETORIA	22,05							
P - (cont)								
PRICE ST EXT	22,05						2,0	5,6
PRIMROSE TERRACE	15,74				4,5	4,9		6,0
PRITCHARD	22,05		7,2	7,8	6,3	6,0		
PRIVATE ROAD	9,45				4,5	4,9		
PROSPECT	15,74							
Q								
QUARTZ	15,74		5,4	5,9	4,5	4,9		
QUEEN	20,27						2,0	4,8
QUINN	22,05				6,3	6,0		5,1
R								
RAITT	12,60				2,7	2,9		
RAMSEY	12,60	KIMBERLEY TO WEPENER					2,0	2,4
	8,46	WEPENER TO BOUNDARY					2,0	2,4
RAWBONE	15,54						2,0	3,2
REITZ		JOHANNESBURG						3,2
RESERVE	15,74				4,5	4,9		4,3
RICHARDS	15,74						2,0	4,0
RIDDOUT	16,03				4,5	4,9		4,3
RISSIK	22,05	SOUTH OF SMIT	7,2	7,8	4,5	4,9		
	15,74	SMIT TO JORISSEN			4,5	4,9		
	18,90	NORTH OF JORISSEN			4,5	4,9		
ROCKEY	15,74				6,3	6,0		4,3
ROGERS	15,74				4,5	4,9		4,3
ROSETTENVILLE	22,05				6,3	6,0	2,0	6,0
ROY	15,74				4,5	4,9		
S								
SALISBURY	15,74	VARIABLE *			4,5	4,9		
SANDBERG	15,74						2,0	4,0
SARATOGA	19,20	WESTERN PORTION			5,4	5,9		4,3
	12,50	EASTERN PORTION			2,7	2,9		
SAUER	18,90		6,3	6,8	5,4	5,9		
SAUER ST EXT		VARIABLE *						
SCHOOL	12,60				2,7	2,9		
SECOND AVENUE	12,60	SPRINGFIELD					2,0	2,4
SECOND STREET	15,74	DOORNFONTEIN					2,0	4,0
SEVENTH STREET	15,74	DOORNFONTEIN					2,0	4,0
SHANKS	12,60							4,3
SHERVELL	17,98	SOUTH OF RAILWAY			2,7	2,9		
SHORT		JOHANNESBURG			4,5	4,9		
SHORT	14,15	BOOTSEKS					2,0	3,2
SHORE	13,21				3,6	3,9		
STEHART	29,87				2,7	2,9		
	25,09	SOUTH OF PRESIDENT			5,4	5,9		
SIMMONDS	18,90	SOUTH OF DE KORTE	6,3	6,8				

* FOR FLOOR AREA RATIOS FOR STREETS INDICATED AS VARIABLE CONSULT "VARIABLE STREET WIDTH TABLE" (SHEETS 7-9)

JOHANNESBURG TOWN PLANNING SCHEME 1979
AMENDMENT SCHEME 4458

STREET	WIDTH Metres		HEIGHT ZONE 1	HEIGHT ZONE 2	HEIGHT ZONE 4	OTHER BUILDINGS	OFFICES, PLACES OF DISTINCTION AND INDUSTRIAL BUILDINGS, MODIOUS INDUSTRIAL BUILDINGS.
			DWELLING UNITS, OUTBUILDINGS, RESIDENTIAL BUILDINGS WITH TUTORIALS, OFFICES, PLACES OF INSTRUCTIONS.	INDUSTRIAL BUILDINGS, MODIOUS INDUSTRIAL BUILDINGS, OTHER BUILDINGS.	INDUSTRIAL BUILDINGS, MODIOUS INDUSTRIAL BUILDINGS, OTHER BUILDINGS.		
S - (cont)							
SIMMONDS ST EXT	15,74	ADRIAN OF DE KORTE	-	-	6,3	-	-
SIVELIGHT	15,74	SELBY	-	-	6,3	2,0	4,3
SIXTH	15,74		-	-	6,3	2,0	4,3
SMIL	15,74		5,4	5,9	6,3	2,0	4,3
SMIT	23,47	EAST OF EDITH CAYELL	-	-	6,3	-	-
	18,90	EDITH CAYELL TO DE BEER	-	-	6,3	-	-
		DE BEER TO STATION	-	-	6,3	-	-
SMOLLEN		VARIABLE *	-	-	6,3	-	-
SOBER	15,74	VARIABLE *	-	-	6,3	-	-
SOUTH PARK LANE			-	-	6,3	-	-
SPAIN	15,74		-	-	6,3	2,0	4,0
SPRING	15,74		-	-	6,3	2,0	4,0
SPRINT	15,74		-	-	6,3	2,0	4,0
STATE	15,74		-	-	6,3	2,0	4,0
STATION	22,05	JOHANNESBURG	-	-	6,3	2,0	4,0
STEPHEN	15,74		-	-	6,3	2,0	4,0
STEPHENSON	15,74		-	-	6,3	2,0	4,0
STEVENS	12,60		-	-	6,3	2,0	4,0
	15,74	WESTERN PORTION	-	-	6,3	2,0	4,0
	15,74	EASTERN PORTION	-	-	6,3	2,0	4,0
ST GEORGE	9,45		-	-	6,3	2,0	4,0
ST HELENS	22,05		-	-	6,3	2,0	4,0
STEIN	15,74		-	-	6,3	2,0	4,0
STOTT	15,74		-	-	6,3	2,0	4,0
SUTHERLAND	13,72		-	-	6,3	2,0	4,0
SYDENHAM	15,74		-	-	6,3	2,0	4,0
SYDNEY	15,74	EAST OF VILJOEN	-	-	6,3	2,0	4,0
STATION	25,20	CENTER	-	-	6,3	2,0	4,0
T							
TELFORD	15,74		-	-	6,3	2,0	4,0
TERRACE	15,74	BURGHERSDORP	-	-	6,3	2,0	4,0
	15,74		-	-	6,3	2,0	4,0
THIRD AVENUE	12,60	SPRINGFIELD	-	-	6,3	2,0	4,0
THIRD STREET	15,74	BOORNFONTEIN	-	-	6,3	2,0	4,0
THURPE		VARIABLE *	-	-	6,3	2,0	4,0
TIP	12,60		-	-	6,3	2,0	4,0
TRAMP	22,05		7,2	7,8	6,3	2,0	4,0
TRAMP	22,05	WEST TO BOOTSENS	-	-	6,3	2,0	4,0
TRAMP	22,05	BOOTSENS TO SIMMONDS	-	-	6,3	2,0	4,0
	22,05	VARIABLE *	-	-	6,3	2,0	4,0
TROUPE	22,05		7,2	7,8	6,3	2,0	4,0
TRUIST	22,05		7,2	7,8	6,3	2,0	4,0
U							
UPPER RAILWAY	15,74		-	-	6,3	2,0	4,0
USCHER	15,74	TRAMP TO VILLAGG	-	-	6,3	2,0	4,0
		VARIABLE *	-	-	6,3	2,0	4,0
V							
VAN DER MERWE	22,05		-	-	6,3	2,0	4,0
VAN DER MERWE	15,74		-	-	6,3	2,0	4,0
VAN DER MERWE	15,74		-	-	6,3	2,0	4,0
VILJOEN	22,05		-	-	6,3	2,0	4,0
VILLAGG	15,74		-	-	6,3	2,0	4,0
VOLK	15,74		-	-	6,3	2,0	4,0
VON BECK	15,74		-	-	6,3	2,0	4,0
VON BRUNNEN	15,74		5,4	5,9	6,3	2,0	4,0
VON VILJOEN	22,05		7,2	7,8	6,3	2,0	4,0
VON VILJOEN	18,90		-	-	6,3	2,0	4,0
VORSTER	9,45		-	-	6,3	2,0	4,0
W							
WAGNER	12,60		-	-	6,3	2,0	4,0
WANDERERS	22,05		7,2	7,8	6,3	2,0	4,0
WATT	15,74		-	-	6,3	2,0	4,0
WEBER	18,90		-	-	6,3	2,0	4,0
WEMMER JUBILEE	15,74		-	-	6,3	2,0	4,0
WENSELL	9,45		-	-	6,3	2,0	4,0
WENNER	12,60		-	-	6,3	2,0	4,0
WEST		NEWTOWN - VARIABLE *	-	-	6,3	2,0	4,0
WEST	18,90	SELBY	-	-	6,3	2,0	4,0
WILLIE	22,05		-	-	6,3	2,0	4,0
WITBOES	8,89		-	-	6,3	2,0	4,0
WOLHUTER	15,74	FERRERIAS	-	-	6,3	2,0	4,0
WOLHUTER	18,90	WOLHUTER	-	-	6,3	2,0	4,0
WOLHUTER	13,18	NORTH BOORNFONTEIN	-	-	6,3	2,0	4,0
WOLMARANS	18,90		6,3	6,8	6,3	2,0	4,0
WRIGHT BOAS	18,90		-	-	6,3	2,0	4,0
Y							
YEITAH	22,05		-	-	6,3	2,0	4,0

* FOR FLOOR AREA RATIOS FOR STREETS INDICATED AS VARIABLE CONSULT "VARIABLE STREET WIDTH TABLE" (SHEETS 7-9)

JOHANNESBURG TOWN PLANNING SCHEME 1979
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VARIABLE STREET WIDTH TABLE

STREET	TOWNSHIP	ERF NO	HEIGHT ZONE 2		HEIGHT ZONE 4		
			DWELLING UNITS, OUTBUILDINGS, RESIDENTIAL BUILDINGS, BUSI- NESS, OFFICES, PLACES OF INSTRUCTION	INDUSTRIAL BUILDINGS, HOUSING INDUSTRIAL BUILDINGS, OTHER BUILDINGS	DWELLING UNITS, OUTBUILDINGS, RESIDENTIAL BUILDINGS, BUSI- NESS, OFFICES, PLACES OF INSTRUCTION	OTHER BUILDINGS	OFFICES, PLACES OF INSTRUCTION AND INDUSTRIAL BUILDINGS, HOUSING INDUSTRIAL BUILDINGS
BERG	JEPPESTOWN	1177	-	-	2,3	3,6	3,80
BERG	JEPPESTOWN	1178	-	-	3,0	4,8	5,1
BOOYSENS	SELBY	47 TO 53	-	-	4,5	7,2	7,7
BOOYSENS	SELBY	20	-	-	3,4	5,4	5,7
BOOYSENS	SELBY	RE/21 + PTN A/21	-	-	5,5	8,8	9,4
BOOYSENS	SELBY	RE/22 + PTN A/22	-	-	5,5	8,8	9,4
BOOYSENS	SELBY	23	-	-	5,0	8,0	8,5
BOOYSENS	SELBY	RE/38	-	-	4,0	6,4	6,8
BOOYSENS	SELBY	54 TO 55	-	-	4,0	6,4	6,8
BOOYSENS	SELBY	56	-	-	3,3	5,3	5,7
BOOYSENS	SELBY	88	-	-	3,3	5,3	5,6
BOOYSENS	SELBY	89	-	-	4,0	6,4	6,8
BOOYSENS	SELBY	RE/PTN 1/111	-	-	5,5	8,8	9,4
BOOYSENS	SELBY	PTN B/111	-	-	5,5	8,8	9,4
BOOYSENS	SELBY	PTN 3/111	-	-	5,5	8,8	9,4
BOOYSENS	SELBY	PTN A + PTN B/200	-	-	5,0	8,0	8,5
BOOYSENS	SELBY	PTN C/200	-	-	3,8	6,1	6,4
BOOYSENS	SELBY	204	-	-	3,6	5,8	6,1
BOOYSENS	SELBY	262 TO 263	-	-	4,0	6,4	6,8
BOOYSENS	SELBY	264 TO 280	-	-	4,5	7,2	7,7
BOOYSENS	SELBY	305 TO 306	-	-	4,0	6,4	6,8
BOOYSENS	SELBY	323	-	-	4,0	6,4	6,8
BOOYSENS	SELBY	393	-	-	4,0	6,4	6,8
BOOYSEN STATION	STAFFORD	4,5,7,37,38	-	-	2,5	4,0	4,3
BOOYSEN STATION	STAFFORD	6	-	-	4,0	6,4	6,8
BOOYSEN STATION	STAFFORD	RE/11	-	-	2,7	4,3	4,5
BOOYSEN STATION	STAFFORD	PTN 1/11	-	-	1,8	2,9	3,1
CATHERINE	BEREA, JOHANNESBURG	ALL ERVEN ALONG CATHERINE	3,6	3,9	-	-	-
EARP	OPHIRTON	205 TO 209, 212 TO 217	-	-	3,0	4,8	5,1
EARP	OPHIRTON	220 TO 224, 245 TO 249	-	-	3,0	4,8	5,1
EARP	OPHIRTON	252 TO 257, 260 TO 265	-	-	3,0	4,8	5,1
EARP	OPHIRTON	210, 211, 218, 219, 225	-	-	2,8	4,4	4,7
EARP	OPHIRTON	244, 250, 251, 258, 259	-	-	2,8	4,4	4,7
EARP	OPHIRTON	226 TO 231	-	-	2,5	4,0	4,3
EARP	OPHIRTON	238 TO 243	-	-	2,5	4,0	4,3
EARP	OPHIRTON	232	-	-	2,3	3,6	3,8
EARP	OPHIRTON	233 TO 235	-	-	2,0	3,2	3,4
EARP	OPHIRTON	236	-	-	4,0	6,4	6,8
EARP	OPHIRTON	237	-	-	3,5	5,6	6,0
EARP	OPHIRTON	342	-	-	3,0	4,8	5,1
FOURTH AVENUE	SPRINGFIELD	10 TO 12, 74	-	-	2,5	4,0	4,3
GODFREY	MARSHALLSTOWN EXT. 1	1053	-	-	2,0	3,1	3,3
GODFREY	MARSHALLSTOWN EXT. 1	1054 TO 1058	-	-	1,0	1,6	1,7
GODFREY	MARSHALLSTOWN EXT. 1	1060, 1061	-	-	1,0	1,6	1,7
GODFREY	MARSHALLSTOWN EXT. 1	1059	-	-	2,4	3,8	4,1
GODFREY	MARSHALLSTOWN EXT. 1	1062	-	-	1,7	2,7	2,9
KIMBERLEY-BOOYSENS	OPHIRTON	385, 387, 389, PTN A/395	-	-	3,0	4,8	5,1
KIMBERLEY-BOOYSENS	OPHIRTON	386, 390, 394	-	-	4,0	6,4	6,8
KIMBERLEY-BOOYSENS	OPHIRTON	391	-	-	2,0	3,2	3,4
KIMBERLEY-BOOYSENS	OPHIRTON	392	-	-	1,5	2,4	2,6
KIMBERLEY-BOOYSENS	OPHIRTON	393	-	-	2,9	4,6	4,9
MAIN ROAD	FOROSBURG	595 TO 598	5,4	5,85	-	-	-
MAIN REEF ROAD 22.04M	FARM LANGLAAGTE 224 10	PTN 105	-	-	3,5	5,6	5,95
MAIN REEF ROAD 22.04M	FARM LANGLAAGTE 224 10	PTN 208	-	-	3,5	5,6	5,95
MAIN REEF ROAD 22.04M	FARM LANGLAAGTE 224 10	165	-	-	3,5	5,6	5,95
MAIN REEF ROAD 22.04M	FARM LANGLAAGTE 224 10	RE/60	-	-	3,5	5,6	5,95
MAIN REEF ROAD 22.04M	FARM LANGLAAGTE 224 10	160	-	-	3,5	5,6	5,95
MAIN REEF ROAD 22.04M	FARM LANGLAAGTE 224 10	RE/61	-	-	3,5	5,6	5,95
MAIN REEF ROAD 22.04M	FARM LANGLAAGTE 224 10	RE/28	-	-	3,5	5,6	5,95
MAIN REEF ROAD 22.04M	FARM LANGLAAGTE 224 10	70	-	-	3,5	5,6	5,95

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VARIABLE STREET WIDTH TABLE

STREET	TOWNSHIP	ERF NO	HEIGHT ZONE 2			HEIGHT ZONE 4		
			HEIGHT ZONE 2	DWELLING UNITS, OUTBUILDINGS, PRESIDENTIAL BUILDINGS, INSTITUTIONS, OFFICES, PLACES OF INSTRUCTION	INDUSTRIAL BUILDINGS, NOXIOUS INDUSTRIAL BUILDINGS, OTHER	HEIGHT ZONE 4	DWELLING UNITS, OUTBUILDINGS, PRESIDENTIAL BUILDINGS, INSTITUTIONS, OFFICES, PLACES OF INSTRUCTION	OTHER BUILDINGS
MAIN REEF ROAD 22.04M	FARM LANGLAAGTE 224 10	186	-	-	-	3,5	5,6	5,95
MAIN REEF ROAD 22.04M	FARM LANGLAAGTE 224 10	72	-	-	-	3,5	5,6	5,95
MAIN REEF ROAD 22.04M	FARM LANGLAAGTE 224 10	64	-	-	-	3,5	5,6	5,95
MAIN REEF ROAD 22.04M	FARM LANGLAAGTE 224 10	124	-	-	-	3,5	5,6	5,95
MAIN REEF ROAD 22.04M	FARM LANGLAAGTE 224 10	26	-	-	-	3,5	5,6	5,95
MAIN REEF ROAD 22.04M	FARM LANGLAAGTE 224 10	79	-	-	-	3,5	5,6	5,95
MAIN REEF ROAD 22.04M	FARM LANGLAAGTE 224 10	RE/25	-	-	-	3,5	5,6	5,95
MAIN REEF ROAD 22.04M	FARM LANGLAAGTE 224 10	78	-	-	-	3,5	5,6	5,95
MAIN REEF ROAD 22.04M	FARM LANGLAAGTE 224 10	RE/124	-	-	-	3,5	5,6	5,95
MAIN REEF ROAD 22.04M	CROWN	1/17	-	-	-	3,5	5,6	5,95
MAIN REEF ROAD 22.04M	CROWN	2/17	-	-	-	3,5	5,6	5,95
MAIN REEF ROAD 22.04M	CROWN	3/17	-	-	-	3,5	5,6	5,95
MAIN REEF ROAD 22.04M	CROWN	4/17	-	-	-	3,5	5,6	5,95
MAIN REEF ROAD 22.04M	CROWN	RE/17	-	-	-	3,5	5,6	5,95
NOORD	JOHANNESBURG	1751	HEIGHT ZONE 1	7,2	7,8	-	-	-
NOORD	JOHANNESBURG	1749	HEIGHT ZONE 1	5,4	5,85	-	-	-
NOORD	JOHANNESBURG	1748	HEIGHT ZONE 1	5,4	5,85	-	-	-
NOORD	JOHANNESBURG	1747	HEIGHT ZONE 1	5,4	5,85	-	-	-
NOORD	JOHANNESBURG	1746	HEIGHT ZONE 1	4,5	4,88	-	-	-
NOORD	JOHANNESBURG	1737	HEIGHT ZONE 1	4,5	4,88	-	-	-
NOORD	JOHANNESBURG	1735	HEIGHT ZONE 1	4,5	4,88	-	-	-
NOORD	JOHANNESBURG	1734	HEIGHT ZONE 1	4,5	4,88	-	-	-
NOORD	JOHANNESBURG	1733	HEIGHT ZONE 1	4,5	4,88	-	-	-
OPHIR	OPHIRTON	281	HEIGHT ZONE 2	-	-	2,5	4,0	4,3
OPHIR	OPHIRTON	282	HEIGHT ZONE 2	-	-	3,0	4,8	5,1
OPHIR	OPHIRTON	PTN A/282	HEIGHT ZONE 2	-	-	4,0	6,4	6,8
OPHIR	OPHIRTON	283	HEIGHT ZONE 2	-	-	4,0	6,4	6,8
OPHIR	OPHIRTON	PTN A/283	HEIGHT ZONE 2	-	-	6,5	7,2	7,7
OPHIR	OPHIRTON	RE/294	HEIGHT ZONE 2	-	-	3,6	5,6	6,0
OPHIR	OPHIRTON	295	HEIGHT ZONE 2	-	-	3,3	5,2	5,5
OPHIR	OPHIRTON	296	HEIGHT ZONE 2	-	-	3,5	5,6	6,0
OPHIR	OPHIRTON	297	HEIGHT ZONE 2	-	-	3,0	4,8	5,1
OPHIR	OPHIRTON	298,299	HEIGHT ZONE 2	-	-	2,5	4,0	4,3
OPHIR	OPHIRTON	300	HEIGHT ZONE 2	-	-	2,0	3,2	3,4
OPHIR	OPHIRTON	301	HEIGHT ZONE 2	-	-	2,5	4,0	4,3
OPHIR	OPHIRTON	302	HEIGHT ZONE 2	-	-	2,3	3,7	3,9
OPHIR	OPHIRTON	303	HEIGHT ZONE 2	-	-	4,0	6,4	6,8
OPHIR	OPHIRTON	351,353	HEIGHT ZONE 2	-	-	2,5	4,0	4,3
OPHIR	OPHIRTON	355	HEIGHT ZONE 2	-	-	2,0	3,2	3,4
OPHIR	OPHIRTON	357	HEIGHT ZONE 2	-	-	2,5	4,0	4,3
OPHIR	OPHIRTON	359,361	HEIGHT ZONE 2	-	-	2,0	3,2	3,4
OPHIR	OPHIRTON	363	HEIGHT ZONE 2	-	-	4,5	7,7	7,7
OPHIR	OPHIRTON	365,367	HEIGHT ZONE 2	-	-	4,0	6,4	6,8
OPHIR	OPHIRTON	368	HEIGHT ZONE 2	-	-	3,0	4,8	5,1
OPHIR	OPHIRTON	369	HEIGHT ZONE 2	-	-	2,5	4,0	4,3
OPHIR	OPHIRTON	370	HEIGHT ZONE 2	-	-	3,5	5,6	6,0
OPHIR	OPHIRTON	371	HEIGHT ZONE 2	-	-	2,8	4,4	4,7
OPHIR	OPHIRTON	RE/373	HEIGHT ZONE 2	-	-	3,0	4,8	5,1
OPHIR	OPHIRTON	374	HEIGHT ZONE 2	-	-	2,7	4,3	4,5
OPHIR	OPHIRTON	395	HEIGHT ZONE 2	-	-	3,0	4,8	5,1
OPHIR	OPHIRTON	396	HEIGHT ZONE 2	-	-	4,5	7,2	7,7
OPHIR	OPHIRTON	397	HEIGHT ZONE 2	-	-	3,8	6,0	6,4
OPHIR	OPHIRTON	398	HEIGHT ZONE 2	-	-	4,0	6,4	6,8
OPHIR	OPHIRTON	399	HEIGHT ZONE 2	-	-	3,5	5,6	6,0
OPHIR	OPHIRTON	RE/400	HEIGHT ZONE 2	-	-	4,5	7,2	7,7
OPHIR	OPHIRTON	401,402	HEIGHT ZONE 2	-	-	4,0	6,4	6,8
OPHIR	OPHIRTON	403	HEIGHT ZONE 2	-	-	3,0	4,8	5,1
OPHIR	OPHIRTON	404	HEIGHT ZONE 2	-	-	2,5	4,0	4,3
OPHIR	OPHIRTON	405	HEIGHT ZONE 2	-	-	2,0	3,2	3,4
OPHIR	OPHIRTON	406	HEIGHT ZONE 2	-	-	2,1	3,3	3,5

JOHANNESBURG TOWN PLANNING SCHEME 1979
AMENDMENT SCHEME 4408

STREET	WIDTH Metres.		HEIGHT ZONE 1	HEIGHT ZONE 2	HEIGHT ZONE 4	OTHER BUILDINGS	OFFICES, PLACES OF BUSINESS / AND INDUSTRIAL BUILDINGS	INDUSTRIAL BUILDINGS
			DWELLING UNITS, OUTBUILDINGS, RESIDENTIAL BUILDINGS INSTI- TUTIONS, OFFICES, PLACES OF INSTRUCTION.	DWELLING UNITS, OUTBUILDINGS, RESIDENTIAL BUILDINGS INSTI- TUTIONS, OFFICES, PLACES OF INSTRUCTION.	DWELLING UNITS, OUTBUILDINGS, RESIDENTIAL BUILDINGS, INSTITUTIONS.			
S - (cont)								
SIMMONDS ST EXT	22,05	NORTH WF DE KORTE	-	-	-	-	-	-
SIVELYRIGHT	15,74	SELBY	-	-	2,0	4,0	4,3	
SIXTH	15,74		-	-	-	-	-	
SMAL	15,74		-	-	2,0	4,0	4,3	
SNIT	22,05	EAST OF EDITH CAYELL	5,4	5,9	-	-	-	
	22,05	EDITH CAYELL TO DE BEER	-	-	-	-	-	
	18,90	DE BEER TO STATION	-	-	-	-	-	
SMILLEN		VARIABLE *	-	-	-	-	-	
SOVER	15,74	VARIABLE *	-	-	-	-	-	
SOUTH PARK LANE			-	-	-	-	-	
SPAIN	15,74		-	-	2,0	4,0	4,3	
SPRING	15,74		-	-	2,0	4,0	4,3	
SPRING	15,74		-	-	2,0	4,0	4,3	
STAIR	15,74		-	-	-	-	-	
STATION	22,05	JOHANNESBURG	-	-	-	-	-	
STEPHEN	15,74		-	-	2,0	4,0	4,3	
STEPHENSON	15,74		-	-	2,0	4,0	4,3	
STEPHENS	12,60	WESTERN PORTION	-	-	2,0	4,0	4,3	
	15,74	EASTERN PORTION	-	-	2,0	4,0	4,3	
ST GEORGE	9,45		-	-	2,0	4,0	4,3	
STEPHENS	22,05		-	-	2,0	4,0	4,3	
STONE	15,74		-	-	2,0	4,0	4,3	
STOTT	15,74		-	-	2,0	4,0	4,3	
SUMMERLAND	13,12		-	-	2,0	4,0	4,3	
SUSMAN	15,74		-	-	-	-	-	
STONE	15,74	EAST OF VILJOEN	-	-	2,0	4,0	4,3	
STATION	25,20	CENVER	-	-	2,0	4,0	4,3	
T								
TELFORD	15,74		-	-	-	-	-	
TELRAGE	15,74	BURGHERSDORP	-	-	2,0	4,0	4,3	
	15,74		-	-	-	-	-	
THIRD AVENUE	12,60	SPRINGFIELD	-	-	2,0	4,0	4,3	
THIRD STREET	15,74	DOORNFONTEIN	-	-	2,0	4,0	4,3	
THURME		VARIABLE *	-	-	-	-	-	
TOP	12,60		-	-	2,0	4,0	4,3	
TROYE	22,05		7,2	7,8	2,0	4,0	4,3	
TRUMP	22,05	WEST TO BOOYSENS	-	-	2,0	4,0	4,3	
	22,05	BOOYSENS TO STATION	-	-	2,0	4,0	4,3	
		VARIABLE *	-	-	-	-	-	
TROHOPE	22,05		7,2	7,8	2,0	4,0	4,3	
TRUST	22,05		7,2	7,8	2,0	4,0	4,3	
U								
UPPER RAILWAY	15,74		-	-	2,0	4,0	4,3	
USSER	15,74	TROMP TO VILLAGG	-	-	2,0	4,0	4,3	
		VARIABLE *	-	-	-	-	-	
V								
VAN DER MERWE	22,05		-	-	-	-	-	
VAN DER MERWE	18,90		-	-	2,0	4,0	4,3	
VAN DER MERWE	15,74		-	-	2,0	4,0	4,3	
VILJOEN	22,05		-	-	2,0	4,0	4,3	
VILLAGG	15,74		-	-	2,0	4,0	4,3	
VODT	12,60		-	-	2,0	4,0	4,3	
VON BEEK	15,74		-	-	2,0	4,0	4,3	
VON FRANCIS	15,74		5,4	5,9	-	-	-	
VON VIELLICH	22,05		7,2	7,8	-	-	-	
VORREUT	18,90		-	-	2,0	4,0	4,3	
VORSTER	9,45		-	-	2,0	4,0	4,3	
W								
WAGNER	12,60		-	-	-	-	-	
WANDERAS	22,05		7,2	7,8	2,0	4,0	4,3	
WATT	15,74		-	-	2,0	4,0	4,3	
WEDDER	13,12		-	-	2,0	4,0	4,3	
WEMMER JUBILEE	15,74		-	-	2,0	4,0	4,3	
WENZELL	9,45		-	-	2,0	4,0	4,3	
WEPENER	12,60		-	-	2,0	4,0	4,3	
WEST		NEWTOWN - VARIABLE *	-	-	-	-	-	
WEST	18,90	SELBY	-	-	-	-	-	
WILLIE	22,05		-	-	-	-	-	
WITVOONDE	8,89		-	-	2,0	4,0	4,3	
WOLNUTER	15,74	FERRERAS	-	-	-	-	-	
WOLNUTER	18,90	WOLNUTER	-	-	-	-	-	
WOLNUTER	13,12	NORTH DOORNFONTEIN	-	-	2,0	4,0	4,3	
WOLMARANS	18,90		6,3	6,8	-	-	-	
WRIGHT ROAD	13,90		-	-	2,0	4,0	4,3	
Y								
YETMAN	22,05		-	-	6,3	6,8	-	

* FOR FLOOR AREA RATIOS FOR STREETS INDICATED AS VARIABLE CONSULT "VARIABLE STREET WIDTH TABLE" (SHEETS 7-9)

JOHANNESBURG TOWN PLANNING SCHEME 1979

AMENDMENT SCHEME 4458

VARIABLE STREET WIDTH TABLE

STREET	TOWNSHIP	ERF NO	HEIGHT ZONE 2		HEIGHT ZONE 4		OFFICES, PLACES OF INSTRUCTION AND INDUSTRIAL BUILDINGS, NOXIOUS INDUSTRIAL BUILDINGS.
			DWELLING UNITS, OUTBUILDINGS, RESIDENTIAL BUILDINGS INSTITUTIONS, OFFICES, PLACES OF INSTRUCTION.	INDUSTRIAL BUILDINGS, NOXIOUS INDUSTRIAL BUILDINGS, OTHER BUILDINGS.	DWELLING UNITS, OUTBUILDINGS, RESIDENTIAL BUILDINGS INSTITUTIONS, OFFICES, PLACES OF INSTRUCTION.	OTHER BUILDINGS	
OPHIR	OPHIRTON	430	-	-	1,8	2,9	3,1
OPHIR	OPHIRTON	431	-	-	4,0	6,4	6,8
CPHIR	OPHIRTON	432	-	-	3,0	4,8	5,1
OPHIR	OPHIRTON	433	-	-	2,5	4,0	4,3
OPHIR	OPHIRTON	434	-	-	2,0	3,2	3,4
OPHIR	OPHIRTON	435	-	-	1,5	2,4	2,6
OPHIR	OPHIRTON	436	-	-	2,5	4,0	4,3
OPHIR	OPHIRTON	PTN 4/552	-	-	6,0	6,4	6,8
NUGGET	JOHANNESBURG	3127,3128	9,0	9,8	-	-	-
NUGGET	JOHANNESBURG	3563	6,3	6,8	-	-	-
NUGGET	JOHANNESBURG	3564	4,5	4,9	-	-	-
NUGGET	JOHANNESBURG	4488	7,2	7,8	-	-	-
NUGGET	JOHANNESBURG	4666	5,9	6,3	-	-	-
NUGGET	JOHANNESBURG	4939	7,2	7,8	-	-	-
NUGGET	JOHANNESBURG	4962	5,4	5,9	-	-	-
NUGGET	JOHANNESBURG	4963	5,4	5,9	-	-	-
NUGGET	JOHANNESBURG	5130	6,8	7,3	-	-	-
SALISBURY	SALISBURY CLAIMS	5,24	6,3	6,8	-	-	-
SALISBURY	SALISBURY CLAIMS	PTN 3/PTN N/PTN LOT B	5,4	5,9	-	-	-
SALISBURY	SALISBURY CLAIMS	PTN 2/PTN N/PTN LOT B	5,4	5,9	-	-	-
SAUER ST. EXT	SELBY	132 TO 142	REFER TO AMENDMENT SCHEME 4005		-	-	-
SAUER ST. EXT	MARSHALLSTOWN EXT.2	1141	3,7	3,7	-	-	-
SMOLLEN	STAFFORD	1	-	-	4,0	6,4	6,8
SMOLLEN	STAFFORD	2	-	-	3,0	4,8	5,1
SMOLLEN	STAFFORD	3	-	-	3,6	5,7	6,1
SOUTH PARK LANE	NEW-DOORNFONTEIN	492	-	-	2,0	3,2	3,4
SOUTH PARK LANE	NEW-DOORNFONTEIN	493,501,502,514,515,516	-	-	2,5	4,0	4,3
THORPE	MARSHALLSTOWN EXT.1	1036	-	-	1,9	3,1	3,3
THORPE	MARSHALLSTOWN EXT.1	1037	-	-	1,5	2,4	2,6
THORPE	MARSHALLSTOWN EXT.1	1038	-	-	0,9	1,5	1,6
THORPE	MARSHALLSTOWN EXT.1	1042	-	-	1,7	2,7	2,8
THORPE	MARSHALLSTOWN EXT.1	1043	-	-	2,0	3,3	3,5
THORPE	MARSHALLSTOWN EXT.1	1045	-	-	2,3	3,7	4,0
THORPE	MARSHALLSTOWN EXT.1	1046	-	-	2,3	3,6	3,9
THORPE	MARSHALLSTOWN EXT.1	1047 TO 1051	-	-	1,5	2,4	2,6
THORPE	MARSHALLSTOWN EXT.1	1052	-	-	1,2	1,9	2,0
TRUMP	SELBY	RE/99	-	-	2,8	4,5	4,8
TRUMP	SELBY	331,RE/100,101,102	-	-	3,5	5,6	6,0
TRUMP	SELBY	105,106,107,108	-	-	3,5	5,6	6,0
TRUMP	SELBY	109	-	-	3,1	5,0	5,3
USSHER	SELBY	8	3,6	3,7	-	-	-
USSHER	SELBY	9,10	2,7	2,9	-	-	-
WEST	NEWTOWN	174	5,9	6,3	-	-	-
WEST	NEWTOWN	175 TO 178	7,2	7,8	-	-	-
WEST	NEWTOWN	265	8,2	8,9	-	-	-
WEST	NEWTOWN	266,267,270,271	9,0	9,8	-	-	-
WEST	NEWTOWN	373 TO 376	9,0	9,8	-	-	-
WEST	NEWTOWN	378 TO 379	9,0	9,8	-	-	-
WEST	NEWTOWN	268	8,3	9,0	-	-	-
WEST	NEWTOWN	269	8,2	8,9	-	-	-
WEST	NEWTOWN	272	7,8	8,5	-	-	-
WEST	NEWTOWN	372	7,9	8,6	-	-	-
WEST	NEWTOWN	377	7,9	8,6	-	-	-
WEST	NEWTOWN	380	8,1	8,7	-	-	-
WEST	NEWTOWN	455	5,9	6,3	-	-	-
WEST	NEWTOWN	456	5,9	6,3	-	-	-
WEST	NEWTOWN	474	5,6	6,1	-	-	-
WEST	NEWTOWN	561	7,2	7,8	-	-	-

PART II - BUILDING LINES, BUILDING RESTRICTION AREAS AND SIDE SPACES

11. Building Lines and Building Restriction Areas

- (1) Building lines applicable to street boundaries and other boundaries not abutting streets and flood water marks, are given in Table A or B or on the map or in the schedule or annexures. A.S. No. 914
- (2) Where a township is to be established or the scheme is to be amended after the fixed date the provisions of Table B concerning building line standards may be taken into account, and for subdivisions after the fixed date the standards in Table B shall be applied.
- (3) Subject to the provisions of sub-clauses (4) and (5) and clause 12, no building shall be erected on a building restriction area.
- (4) Sub-clause (3) is not applicable to boundary fences, garden walls, garden fences, garden ornaments; garages, carports and associated domestic outbuildings related to dwelling houses, dwelling units and residential buildings; alterations and additions to existing dwelling houses, existing dwelling units and existing residential buildings; electrical high and low tension chambers; pergolas; guard houses; or swimming pools: Provided that this exemption does not apply along any provincial or national road in so far as it would be contrary to the requirements of the controlling authority. A.S. No. 914
A.S. No. 3553
- (5) Deleted. A.S. No. 3553
- (6) In respect of all buildings the building lines laid down in Table A shall be additional to the width of the proposed new roads and widenings if such zoning is indicated on the map. A.S. No. 3553

12. Consent to build in the Building Restriction Area

- (1) The City Council may consent to the erection of buildings or the continued existence of buildings - A.S. No. 914
 - (a) in the building restriction area between the building line and any boundary; A.S. No. 3553
 - (b) in the case of structures below ground level or mainly below ground level, in the building restriction area between the building line and any boundary; A.S. No. 3553
 - (c) in the building restriction area between the flood water mark and any boundary, if it is satisfied that such area will no longer be subject to inundation: provided that buildings

may be erected between the building line and the boundary of a sanitary lane without such consent if it is not in conflict with the City Council's by-laws relating to rear space: Provided further that such consent may not be granted along any provincial or national road where such consent would be contrary to the requirements of the controlling authority.

- (2) A consent granted in terms of sub-clause (1) shall be valid for the life of the building in respect of which such consent was granted, or for any shorter period that may be specified by the City Council as a condition of its consent.
- (3) In considering an application for its consent in terms of sub-clause (1) the City Council shall, in addition to any other relevant factors, have regard to:
- (a) the possibility of future street improvements,
 - (b) the location of the site in relation to surrounding sites,
 - (c) the slope of the land comprising the site in relation to the slope of surrounding land,
 - (d) the proximity to the site of buildings erected otherwise than in compliance with building lines applicable to the boundaries of the sites on which such buildings were erected,
 - (e) the arrangement of the buildings on the site,
 - (f) any factor indicating that compliance with the building line would unreasonably interfere with the development of the site.

13. Deleted.

A.S. No. 3553

See Table B, page 51.

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PART III - USE OF LAND AND BUILDINGS

14. The erection and use of Buildings and the use of Land

- (1) The purpose -
- (a) for which buildings may be erected and used and for which land may be used;
 - (b) for which buildings may be erected and used, and for which land may be used, only with the consent of the City Council; and
 - (c) for which buildings may not be erected and used and for which land may not be used;
- in each of the Use Zones specified in Table 'C' are shown in the third, fourth and fifth columns of Table 'C' respectively or in the third, fourth and fifth columns of the schedule or in the third, fourth and fifth columns of the annexures.

- (2) Clauses 7 and 8 shall apply mutatis mutandis to any application for consent in terms of this clause: Provided that clauses 7 and 8 shall not apply in respect of an application in terms of the fourth column of Table C, Use Zone XI. Table C, see pages 52 to 56. A.S. No. 314

15. General Conditions applicable to all Erven in the Area

- (1) Save with the consent of the City Council and subject to such conditions it may impose:
- (a) neither the owner nor any other person shall have the right, save and except to prepare the erf for building purposes, to excavate therefrom any materials;
 - (b) neither the owner nor any other person shall sink any wells or boreholes thereon or abstract any subterranean water therefrom: Provided that this condition is not applicable to dolomitic areas as mentioned in subclause (8);
 - (c) neither the owner nor any other person shall have the right to make or permit to be made upon the erf for any purposes whatsoever any tiles or earthenware pipes or other articles of a like nature: Provided that this condition is not applicable to erven zoned Industrial 1, 2 or 3.
- (2) Where, in the opinion of the City Council, it is impracticable for stormwater to be drained from higher lying erven direct to a public street, the owner of the erf shall be obliged to accept and/or permit the passage over the erf of such stormwater: Provided that the owners of any higher lying erven, the stormwater from which is discharged over any lower

lying erf, shall be liable to pay a proportionate share of the cost of any pipe line or drain which the owner of such lower lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf. §

- (3) The siting of all buildings, including outbuildings erected on the erf, and entrance to and access from the erf shall be to the satisfaction of the City Council.
- (4) The main building, which shall be a completed building and not one partly erected and intended for completion at a later date, shall be erected simultaneously with or before the erection of the outbuildings.
- (5) (a) A screen wall as and when required by the City Council, shall be erected to the satisfaction of the City Council. The extent, materials, design, height, position and maintenance of the wall shall be to the satisfaction of the City Council: Provided that this provision is not applicable to erven in use zone Residential 1. A.S. No. 914
- (b) If an erf or site abuts a provincial road or a national road, a fence of at least 1,3m high shall be erected along the boundary between the erf or site and such road in accordance with the standards laid down by the Transvaal Roads Department. A.S. No. 914
- (6) If any erf is fenced or otherwise enclosed the fence or fencing material shall be erected and maintained to the satisfaction of the Council.
- (7) The owner is responsible for the maintenance of the entire property. If the City Council is of the opinion that the property or any part thereof is not maintained in a satisfactory manner the City Council is entitled to undertake such maintenance at the cost of the owner.
- (8) The following conditions are applicable to erven and/or townships as listed in Table D, see page 57.
 - (a) Only wells or boreholes which may be required by the Department of Geological Survey may be sunk on the erf.
 - (b) No French Drains are allowed on the erf.
 - (c) All trenches and excavations made for foundations, water and sewerage pipes, sewers and cables or for any other purpose must be back-filled properly with damp soil and compacted to the satisfaction of the City Council.

- (d) Sewers and stormwater pipes must be of durable material and provided with flexible sealing joints to the satisfaction of the City Council.
- (e) The owner of the erf must make the necessary arrangements to the satisfaction of the City Council to ensure that drain pipes convey water away from the foundations of buildings.
- (f) Water shall not be permitted to collect on the erf and the erf shall be drained to the satisfaction of the City Council.

16. Deleted.

A.S. No. 4502

17. Conditions applicable where Public Garages are to be erected

Where public garages are to be erected the following conditions shall be complied with:

- (a) no material of any kind whatsoever shall be stored or stacked to a height greater than a screen wall as contemplated in clause 15(5),
- (b) no repairs to vehicles or equipment of any kind may be carried on outside the garage building or screen wall, and
- (c) no vehicle may be parked or material or equipment of any kind stored or stacked outside the garage building or the screen wall: Provided that petrol pumps and/or oil and fuel installations may be placed outside the building and/or screen wall to the satisfaction of the City Council.

18. Conversion of Use of a Building

- (1) If the use of a building which has been approved, erected and used for a specific purpose is to be changed, the use for such different purpose shall not be commenced until the provisions of this scheme relating to such different purpose have been complied with.

- (2) If a day-care centre for pre-school children referred to in proviso (i) of the definition of "floor area" in clause 1(xxviii) and in the proviso to clause 42(1) ceases to operate, such area may only be used for the purpose mentioned in proviso (e) of clause 1(xxviii). A.S. No. 249

19. The City Council's Consent deemed to have been granted

- (1) If, in terms of any town planning scheme substituted by this scheme, the purpose for which a building has, or could have, been lawfully erected and used without the consent of the City Council is a purpose which, in terms of this scheme, requires the consent of the City Council, the City Council's consent to the erection and use of such building for such purpose shall be deemed to have been granted on the fixed date.
- (2) The provisions of the scheme are applicable to any consent contemplated in sub-clause (1).

20. Application for Consent Use

- (1) Any owner intending:
 - (a) to erect and use a building in any zone for a purpose for which such building may only be erected, and used in such use zone with the consent of the City Council; or
 - (b) to use land in any use zone for a purpose for which such land may only be used with the consent of the City Council, must apply to the City Council for the necessary consent.
- (2) Clauses 7 and 8 shall apply mutatis mutandis to applications in terms of sub-clause (1).

A.S. No. 4397

21. Factors to be considered on application for Consent

The City Council, when considering any application for its consent for the erection and use of a building, or for the use of land, shall, in addition to other factors which it must take into account, have regard to whether such use or building is likely:

Need

- (1) Mainly to serve the needs of the inhabitants of the immediate area in which it is or will be situated.

Desirability

- (2) To cause injury to the amenity of the area in which it is or will be situated including, without prejudice to the generality of the foregoing, increased traffic, parking difficulties, and in the case of an industrial building, injury caused by the emission of smoke or the creation of noise.

22. Certain Uses always subject to Consent

Subject to clause 14, no land in any Use Zone shall be used for the purpose of refuse tipping, sewage disposal or the removal of soil, sand or gravel for the purposes of sale.

23. Consent for Dry Cleaners and Launderettes

Where reference is made to industrial buildings for dry cleaners and launderettes in Table C, Use Zones V, VI and VII, it shall include only those:

- (a) employing the perchlorethylene process or any other non-flammable fluid, and
- (b) not employing more than nine persons.

24. Lapsing of a Consent

(1) If the rights obtained by virtue of the grant by the City Council of its consent to the erection and use of a building or for the use of land are not exercised within 24 months of the grant of such consent or, the rights having been exercised, the use permitted thereunder is interrupted for a continuous period of eighteen months, the consent shall ipso facto lapse, unless any condition upon which such consent was granted specifically provides otherwise in regard to the lapsing of such consent.

(2) (a) The period of validity of a consent granted by the City Council to the erection and use of a building shall not extend beyond the life of the building used, or erected for such use, pursuant to the consent.

(b) Subject to the provisions of clause 6(4), any consent for the use of land granted by the City Council may be reviewed ten years from the date of the decision to grant such consent if the City Council considers it necessary.

(c) Notwithstanding the provisions of paragraphs (a) and (b), the City Council may impose as a condition of its consent a period of validity other than that mentioned in the said paragraphs.

25. Buildings for use by Domestic Servants

Any rooms, erected in accordance with an approved building plan, which are on the roof of a building in Use Zones I, II, III or IV and were erected for the accommodation of domestic servants, may be used as common rooms, recreation rooms, kitchens, dining rooms, or toilets to serve the needs of the domestic servants employed in respect of such building. A.S. No. 3921

26. Deleted.

A.S. No. 3857

27. Outbuilding

No outbuilding shall be used for any purpose other than the purpose for which it was designed and erected as indicated in the approved building plans. A.S. No. 914

28. Limitation on Number of Occupants of a Dwelling Unit

A dwelling unit shall not be occupied by more than one family together with not more than four other persons who shall live together with the family in the dwelling unit.

29. Protection for Special Purposes

(1) Without prejudice to any of the powers of the City Council under any other law or to the provisions of this scheme, nothing in the provisions of this part of the scheme shall be construed as prohibiting or restricting, or enabling the City Council to prohibit or restrict -

- (a) the letting of a dwelling unit; A.S. No. 3551
- (b) the occasional use of a place of instruction, place of public worship or an institution as a place of amusement or a social hall; A.S. No. 3551
- (c) the practice, subject to compliance with the by-laws of the City Council, by any occupant of a dwelling unit on land not zoned Residential 5 of a profession or occupation which does not involve -
 - (i) the use of the dwelling unit as a shop, public garage, industrial building or for a noxious industry;
 - (ii) the employment of more than two employees: Provided that the occupant may employ more than two employees with the consent of the City Council subject to compliance with clauses 7 and 8; A.S. No. 3551
 - (iii) the use of more than 20% of the floor area of the dwelling unit or residential outbuilding or combination of dwelling unit and residential outbuilding: Provided that if a residential use is the predominant use, additional floor area may be used with the consent of the City Council subject to compliance with clauses 7 and 8; A.S. No. 4397
A.S. No. 3551
 - (iv) external or internal alterations to the area used for the occupant's profession or occupation: S ave and except such alterations as are residential in character and to the satisfaction of the City Council; A.S. No. 3551

- (v) the exhibition of any notice or sign other than a notice or sign ordinarily exhibited on a dwelling unit to indicate the name and profession or occupation of such occupier; A.S. No. 3551
- (vi) an interference with the amenities of the neighbourhood;
- (vii) the storing or keeping on the site of such dwelling unit of anything whatsoever which, in the opinion of the City Council, is unsightly or undesirable because of its effects upon the amenities of the neighbourhood; A.S. No. 3551
- (viii) an occupation or profession of such a nature that would cause an undue increase in traffic in the neighbourhood. A.S. No. 3551
- (d) the practice, subject to compliance with the by-laws of the City Council, by any occupant of a dwelling-unit, mobile dwelling-unit or residential building on land zoned Residential 5 of their social and religious activities, occupations, professions or trades, including retail trade, on the property on which such dwelling-unit, residential building or mobile dwelling-unit is situated: Provided that - A.S. No. 4459
 - (i) the dominant use of the property shall remain residential;
 - (ii) the occupation, trade, profession or other activity shall not be noxious or interfere with the amenity of the neighbourhood.
- (e) the winning of minerals by underground working or by surface working, or the erection of any buildings or the carrying out of any work which is incidental thereto on land which is not included in a proclaimed township or an agricultural holding.
- (f) the use of land, or buildings on land, 9ha or more in extent and in one ownership or in joint ownership, for agricultural purposes or in connection with a market garden or nursery: Provided that where land is less than 9ha in extent, such buildings may only be erected and such land used with the consent of the City Council, subject to compliance with clauses 7 and 8: Provided further that in the case of agricultural holdings laid out under the Agricultural Holdings (Transvaal) Registration Act, 1919, or in the case of land zoned 'agricultural' (use zone XIX) or 'undetermined' (use zone XVIII), the City Council's consent need not be obtained. A.S. No. 3551

(2) Deleted.

A.S. No. 3551

PART IV - BUILDING RESTRICTIONS : DENSITY, FLOOR AREA, HEIGHT AND
COVERAGE

30. Density - Limitation on Number of Buildings upon an Erf or Site
- (1) Subject to the schedule and annexures, the number of dwelling houses or dwelling units or residential buildings that may be erected upon an erf or site shall be in accordance with sub-clauses (2), (3), (4) and (5). A.S. No. 914
 - (2) In Use Zone I the number of dwelling houses permitted shall be as prescribed in Table E, Pages 58 and 59. A.S. No. 914
 - (3) In Use Zone II the number of dwelling units or dwelling houses permitted shall not exceed 20 per hectare without the consent of the City Council: Provided that clauses 7 and 8 shall apply mutatis mutandis to any application for consent in terms of this clause. A.S. No. 914
A.S. No. 4502
 - (4) In all use zones other than I and II, where residential use is permitted, dwelling units, mobile dwelling units, dwelling houses and residential buildings shall only be erected in accordance with the provisions relating to height, coverage and floor area ratio applicable to the erf or site concerned. A.S. No. 914
A.S. No. 4459
A.S. No. 4502
 - (5) (a) If an erf or site is situated in more than one use zone, buildings may be erected without subdivision of the erf or site, in accordance with purposes permitted in each use zone on the various parts of such erf or site. A.S. No. 914
(b) If in respect of an erf or site referred to in paragraph (a), a density of one dwelling house per erf is stipulated, such density shall apply to each use zone separately and not to the erf or site as a whole. A.S. No. 914
 - (6) In the Density Zones listed in Table F, two dwelling units may be erected side-by-side as one building upon an erf having an extent not less than that stated against each Density Zone: See Table F; Page 60. A.S. No. 914

31. Erven affected by Splays

Where the area of an erf situated at the corner of two streets is reduced by the splaying of the street corner whether such splay is required as a condition of establishment of the township containing the erf or as a condition of consent to the subdivision of that erf, the area of such erf shall, for the purposes of this Part of the scheme, be deemed to be the same as its area before it was reduced by the splay. A.S. No. 914

32. Metrication not to affect Density

If, as a result of the conversion of areas into metric measurement, the erection of a building upon an erf or site would have been prevented by this Part of the scheme, such building may be erected if the area of the erf or site does not vary by more than 1% from the minimum prescribed area of the erf or site imposed as a prerequisite for the erection of one dwelling house thereon.

33. Saving for Existing Erven of at least 200m²

Notwithstanding any contrary provisions contained in this part of the scheme, the City Council may approve that one dwelling house, together with the necessary outbuildings, may be erected upon an existing erf or site which has an area of not less than 200m² and which has a boundary fronting onto a street, if, in the opinion of the City Council, a satisfactory development of such erf or site can be achieved from a town-planning point of view.

ADMIN. NOT. N:
530/81

34. Subdivision of and additions to Dwelling Houses

(1) Notwithstanding the provisions of clause 30:

(a) the City Council may, on application by the owner of an erf, consent to a dwelling house being subdivided in such a way as to accommodate no more than two families;

A.S. No. 3921

(b) an owner may erect and use a maximum of two subsidiary dwelling units on an erf zoned Residential 1, subject to the following conditions:

- (i) the floor area of each subsidiary dwelling unit shall not exceed 110m²;
- (ii) the subsidiary dwelling unit may consist of one room or more than one interconnected rooms designed for human habitation with or without a kitchen or ablution facilities;
- (iii) the subsidiary dwelling unit may be attached to or detached from the main dwelling house but in the former instance may not be interconnected;
- (iv) the written consent of all adjoining owners shall be obtained which shall include the endorsement of signatures, full names and addresses on the relevant plans, save that in the event of one or more adjoining owners refusing endorsement followed by receipt by the the City Council of written particulars of the dissenting owner(s) reasons for such refusal within 28 days from date of

32. Deleted

A.S. No. 4518

33. Saving for Existing Erven

A.S. No. 4518

ADMIN. NOTICE
NO. 530/81
A.S. No. 4518

Notwithstanding any contrary provisions contained in this part of the scheme, the City Council may approve that one dwelling house, together with the necessary outbuildings, may be erected upon an existing erf or site and which has a boundary fronting onto a street, if, in the opinion of the City Council, a satisfactory development of such erf or site can be achieved from a town-planning point of view.

34. Subdivision of and additions to Dwelling Houses

- (1) Notwithstanding the provisions of clause 30;
- (a) the City Council may, on application by the owner of an erf, consent to a dwelling house being subdivided in such a way as to accommodate no more than two families;
- (b) an owner may erect and use a maximum of two subsidiary dwelling units on an erf zoned Residential 1, subject to the following conditions:
- (i) the floor area of each subsidiary dwelling unit shall not exceed 110m²;
- (ii) the subsidiary dwelling unit may consist of one room or more than one interconnected rooms designed for human habitation with or without a kitchen or ablution facilities;
- (iii) the subsidiary dwelling unit may be attached to or detached from the main dwelling house but in the former instance may not be interconnected;
- (iv) the written consent of all adjoining owners shall be obtained which shall include the endorsement of signatures, full names and addresses on the relevant plans, save that in the event of one or more adjoining owner(s) refusing endorsement followed by receipt by the City Council of written particulars of the dissenting owner(s) reasons for such refusal within 28 days from date of dispatch by the City Council of a letter calling for such particulars, the consent of the City Council shall be required;
- (v) parking shall be provided to the satisfaction of the City Council;
- (vi) the access, siting and design of the subsidiary dwelling units shall be to the satisfaction of the City Council;
- (vii) the screening of the subsidiary dwelling units shall be to the satisfaction of the City Council; and
- (viii) the amenity of the area shall not be disturbed.

dispatch by the City Council of a letter calling for such particulars, the consent of the City Council shall be required;

- (v) parking shall be provided to the satisfaction of the City Council;
- (vi) the access, siting and design of the subsidiary dwelling units shall be to the satisfaction of the City Council;
- (vii) the screening of the subsidiary dwelling units shall be to the satisfaction of the City Council; and
- (viii) the amenity of the area shall not be disturbed.

35. Dwelling House and Creche on same Erf

- (1) Subject to the provisions of sub-clause (2), the City Council may grant its consent to the erection upon an erf or site upon which a dwelling house has been erected, of a building for use as a place of instruction for a creche or a nursery school.
- (2) The City Council shall not grant its consent in terms of sub-clause (1) unless the erf or site concerned is more than 1000m² in extent and the area of the excess over and above 1000m² would be sufficient area on its own for the building and activities connected with the proposed creche or nursery school.

36. Subdivision of an Erf

- (1) Subject to the provisions of Section 84 of the Ordinance, the City Council may grant its consent to the subdivision of any erf subject to such conditions as it may deem fit.
- (2) (a) Subject to the provisions of paragraph (b) and sub-clause (5), the City Council shall not grant its consent to any subdivision of an erf which would have the effect of creating an erf smaller in size than the minimum area, if any, specified in Table E. A.S. No. 914
- (b) The City Council may grant its consent to the subdivision of an erf zoned Residential 2, 3 or 4, whether or not a density is indicated in terms of Table E, in accordance with an approved site development plan as contemplated in clause 5. A.S. No. 914
A.S. No. 4502
A.S. No. 4502
- (3) The City Council may, in respect of an existing erf which, in terms of the provisions of clause 30(2) is zoned one dwelling house per erf, grant its consent to the subdivision of such erf or to the erection of more

35. Dwelling House and Creche on same Erf

- (1) Subject to the provisions of sub-clause (2), the City Council may grant its consent to the erection upon an erf or site upon which a dwelling house has been erected, of a building for use as a place of instruction for a creche or a nursery school.
- (2) The City Council shall not grant its consent in terms of sub-clause (1) unless the erf or site concerned is more than 1000m² in extent and the area of the excess over and above 1000m² would be sufficient area on its own for the building and activities connected with the proposed creche or nursery school.

36. Subdivision of an Erf

- (1) Subject to the provisions of Section 92 read with Section A.S. No. 4518 95 of the Ordinance, the City Council may grant its consent to the subdivision of any erf subject to such conditions as it may deem fit.
- (2) Notwithstanding the provisions of Clause 30(2), the City A.S. No. 4518 Council may grant consent to:
 - (a) the subdivision of an erf zoned Residential 1, one A.S. No. 4518 dwelling per erf: Provided that Clauses 7 and 8 shall apply *mutatis mutandis* to any application for consent in terms of this Clause.
 - (b) the subdivision of an erf zoned Residential 1, A.S. No. 4518 which would have the effect of creating an erf or erven smaller in size than the minimum area specified in Table E and the development of a dwelling house and related buildings thereon: Provided that Clauses 7 and 8 shall apply *mutatis mutandis* to any application for consent in terms of this Clause.
- (3) The City Council may grant its consent to the subdivision A.S. No. 4518 of an erf zoned Residential 2, 3 or 4, whether or not a A.S. No. 914 density is indicated in terms of Table E, in accordance A.S. No. 4502 with an approved site development plan as contemplated in clause 5.

- (4) The City Council may, in respect of an existing erf A.S. No. 4518 which, in terms of the provisions of clause 30(2) is zoned one dwelling house per erf, grant its consent to A.S. No. 4518 the erection of more than one dwelling house upon such erf if the erf has an area at least twice the ruling area of erven in the same block as that in which such erf is situated.
- (5) The City Council may grant its consent to the erection A.S. No. 4518 upon an erf zoned Residential 1, which in terms of the provisions of clause 30(2), may be subdivided into two or more erven, of the number of dwelling houses that could be erected upon the land comprising such erf if it were so subdivided, if in the opinion of the City Council, a site development plan of the proposed development of the erf as contemplated in clause 5 reflects a development which is as desirable as would be the case if the erf was developed in compliance with the provisions of clause 30(2).
- (6) In considering an application for its consent for A.S. No. 914 subdivision as contemplated in the preceding sub-clauses, the City Council shall, in addition to any other relevant factors, have regard to whether subdivision in this matter is necessary and desirable in relation to the location of buildings on the erf to be subdivided.
- (7) Deleted A.S. No. 4518
- (8) Deleted A.S. No. 4502

37. Consolidation of Erven

The owner of erven which are being consolidated must notify the City Council of such consolidation as soon as the consolidation has been approved by the Surveyor-General.

than one dwelling house upon such erf if the erf has an area at least twice the ruling area of erven in the same block as that in which such erf is situated.

- (4) The City Council may grant its consent to the erection upon an erf zoned Residential 1, which in terms of the provisions of clause 30(2), may be subdivided into two or more erven, of the number of dwelling houses that could be erected upon the land comprising such erf if it were so subdivided, if in the opinion of the City Council, a site development plan of the proposed development of the erf as contemplated in clause 5 reflects a development which is as desirable as would be the case if the erf was developed in compliance with the provisions of clause 30(2). A.S. No. 914
- (5) The City Council may, in respect of an existing erf which can be subdivided in compliance with Table E or in terms of sub-clause (3), consent to a subdivision so that one of the erven created by the subdivision is smaller than the area prescribed in Table E or the ruling size of erven in the block as prescribed in sub-clause (3), provided the area of the smaller erf will not be less than 90% of the prescribed area or the ruling size of erven in the block and such a subdivision will not have the effect of causing a contravention of the coverage provisions of the scheme. A.S. No. 914
- (6) In considering an application for its consent for subdivision as contemplated in the preceding subclauses, the City Council shall, in addition to any other relevant factors, have regard to whether subdivision in this matter is necessary and desirable in relation to the location of buildings on the erf to be subdivided. A.S. No. 914
- (7) In calculating the area of any erf which fronts onto a street created as the result of the establishment of a township or the subdivision of an erf, the City Council may grant its consent to the area of such portion of the street which previously formed part of the erf being included in the area of the erf for the purposes of clause 30(2), if the area to be included does not exceed 10% of the minimum area required per dwelling house in clause 30(2). A.S. No. 914
- (8) Deleted. A.S. No. 4502

37. Consolidation of Erven

The owner of erven which are being consolidated must notify the City Council of such consolidation as soon as the consolidation has been approved by the Surveyor-General.

38. Erf affected by Public Works

If, upon the subdivision of an erf, part of such erf is or will be materially separated from the rest of the erf by the execution, or proposed execution, of public works, and the part of such erf thus separated is not smaller than 75% of the minimum area given in clause 30 in respect of such erf, the part thus separated may be regarded as an existing erf.

39. Floor Area

- (1) No building shall be erected so as to exceed the floor area ratio as prescribed in sub-clauses (2) and (3) or in Part IX of the scheme.
- (2)
 - (a) The floor area ratios for erven in Height Zones 1, 2 and 4 are given in section 3 on Annexure 17. A.S. No. 4458
 - (b) In the instance of consolidation of erven, the floor area ratios shall be applied as if consolidation had not taken place.
 - (c) In the case of an erf situated at the junction of two streets 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.
 - (d) If an erf has no street frontage and access to a street is gained over another erf which fronts onto such street, the floor area ratio of the latter erf shall apply to such erf.
- (3) The floor area ratios as given in columns 2, 3, 4, 5 and 6 of Table G are applicable to buildings erected in the Height Zones given in column 1 of Table G; See page 61.

40. Additional Floor Area

- (1)
 - (a) Where a servitude for street purposes of not less than 1,5m and not more than 3m wide is registered along the street boundary of the erf or site in favour of the City Council at the cost of the owner of the erf or site and without compensation being payable by the City Council, floor area, in addition to the floor area permitted in respect of such erf or site in Height Zones 1, 2 and 3, shall be added. A.S. No. 914
 - (b) The owner referred to in paragraph (a) shall be responsible for the paving and maintenance of the surface of the servitude area to the satisfaction of the City Council. A.S. No. 914
 - (c) The amount of additional floor area referred to in paragraph (a) shall be - A.S. No. 914
 - (i) an area equal to 3 times the area of the servitude in respect of a building having a ground storey used for shops, business purposes (excluding offices), or industrial purposes;
 - (ii) an area equal to 6 times the area of the servitude in respect of a building situated within the block bounded by De Villiers,

Von Brandis, Commissioner and Rissik Streets, or a building situated on a site outside this block on the other side of and fronting onto these streets and where the ground storey of such building is used for shops, business purposes (excluding offices) or industrial purposes;

- (iii) an area in addition to any area acquired in terms of subparagraphs (i) and (ii) equal to 3 times the area of the servitude in respect of a building, as contemplated in subparagraphs (i) and (ii), having storeys above a podium, which are used solely for residential purposes;
 - (iv) an area equal to the area of the servitude in respect of a building having only offices on the ground storey; or
 - (v) in respect of a building having part of its ground storey occupied by shops and part as offices, an area determined proportionately to these uses.
- (d) The area of any servitude registered in favour of the City Council in terms of paragraph (a) shall be kept free of encroachments, save that if a building as contemplated in paragraph (c)(i) has been erected and the servitude is not less than 2,5m wide, the City Council may grant its consent to the erection of columns on the erf boundary. A.S. No. 914
- (e) (i) If, in addition to the area of any servitude registered in favour of the City Council in terms of paragraph (a), a building on the erf or site to which such servitude applies, is to be erected so as to leave an area along the street frontage of the erf or site open to the sky, the City Council may grant its consent to the permissible floor area being increased by an area equal to the area thus left open to the sky. A.S. No. 914
- (ii) In considering any application for its consent in terms of subparagraph (i), the City Council shall have regard to whether, because of the contemplated development and value of the erf or site as a civic amenity, the area left open constitutes an area of civic interest.
- (2) Where a building on an erf or site in Height Zones 1, 2 or 3 is set back in excess of 1,5m from the street boundary of such erf or site, which set back is continuous and free from any encroachments, additional floor area, in addition to the maximum permitted in respect of such erf or site, shall be added, and such A.S. No. 914

additional floor area shall be equal to the area created by the setback to the extent that the setback is wider than 1,5m.

- (3) The floor areas of the following uses may be excluded from the calculations of permissible floor area with the consent of the City Council: A.S. No. 4232
- (a) cinemas and theatres located in Height Zone 1 and the Township of Newtown;
 - (b) dwelling-units located in Height Zones 1 and 2 on erven not zoned Residential 4.
- (4) The City Council may consent to an increase in floor area in respect of an erf or site fronting onto a pedestrian mall. A.S. No. 1444
- (5) The City Council may consent to an increase in floor area in respect of a building to be erected on an erf or site zoned Residential 5. A.S. No. 4459
41. Deleted. A.S. No. 3387
42. Limitation on Number of Storeys in Buildings
- (1) Subject to the provisions of this Part of the scheme, the schedule and the annexures, no building shall be erected so as to contain a number of storeys in excess of the number specified in sub-clause (2): Provided that for the purpose of determining the number of storeys permitted in terms of this sub-clause and of sub-clause (2), no account shall be taken of a day-care centre for pre-school children. A.S. No. 249
- (2) The number of storeys, excluding basement storeys as contemplated in Clause 43(1) that may be contained in a building erected in any of the Height Zones referred to in Table H shall be : See page 62.
- (3) Deleted. A.S. No. 4458
43. The Ground Storey and Basement Storeys
- (1) (a) A building shall have only one ground storey and, save for a building consisting of only one storey, the building plans of a building shall indicate which is the ground storey; } *nominated*
- (b) All storeys below the ground storey shall be indicated as basement storeys on building plans.
- (2) (a) Deleted. A.S. No. 4233
- (b) Deleted. A.S. No. 4233

- (3) Basement storeys shall not be taken into account in the determination of the permissible number of storeys in a building, but shall, unless used for one or more of the purposes mentioned in paragraphs (b), (d) or (h) of the definition of 'Floor Area', be taken into account in the determination of the floor area of a building. *Free Storeys* A.S. No. 4233

44. Additional Storeys

- (1) (a) The City Council may grant its consent in respect of dwelling units, buildings containing two or more dwelling units, residential buildings, places of instruction and institutions erected in Height Zone 5 to such buildings containing more than the permissible number of storeys: Provided that such buildings shall not contain more than 6 storeys and the floor area may not be increased. A.S. No. 914
- (b) In considering applications for its consent in terms of sub-clause (1)(a), the City Council shall, in addition to any other relevant factors have regard to:
- (i) the location and topography of the erf or site;
 - (ii) whether the additional open space resulting from a building containing more than four storeys is more desirable than that which would result from a four storey building;
 - (iii) the effect on the surrounding area with particular emphasis on the possible obstruction of view, overshadowing or breaking of the natural skyline; and
 - (iv) the desirability of creating a focal point on the site.
- (2) The City Council may grant its consent to the erection of a building containing more than the number of storeys permitted in terms of this Part of the scheme if the storey or storeys to which the consent relates are to be used mainly for the purpose of providing parking for the occupants of such building. A.S. No. 914
- (3) Domestic servants' accommodation provided on the roof of a building containing two or more dwelling units, a residential building, hospital or nursing home erected elsewhere than in Use Zone I Height Zone 0, 5, 6 or 7 shall not count as a storey. A.S. No. 914
- (4) A lift motor room shall not count as a storey.
- (5) The City Council may grant its consent to the erection of a building containing more than the number of storeys permitted in terms of Clause 42(2) on erven zoned Residential 5. A.S. No. 4459

45. Height

- (1) Save with the written consent of the Postmaster-General, and with the consent of the City Council, no building shall exceed a height of 1950m above mean sea level.
- (2) Any building erected in Height Zones 1, 2, 3 and 4, shall not project above a line drawn at an angle of 59° to the horizontal from a point at street level on the street boundary opposite to the street boundary onto which the site fronts. A.S. No. 4458
- (3) In determining the height of buildings, account shall be taken of parapets but not of chimneys, ornamental towers, turrets and church spires; Provided that for the purpose of the application of sub-clause (1) such chimneys, towers, turrets and spires shall be taken into account. A.S. No. 914

46. Relaxation of the 59° Height Line Limitation

- (1) The City Council may grant its consent in terms of a site development plan to the erection of a building governed by Use Zones V, VI, VII, VIII, IX, X, XI, XXII and Height Zones 1, 2 or 3 which will project above the 59° height line referred to in clause 45(2), subject to such conditions as it may deem fit. A.S. No. 4397
- (2) The provisions of clauses 7 and 8 shall apply mutatis mutandis to applications in terms of subclause (1).

47. Coverage

- (1) No building shall be erected so as to cover a greater proportion of its erf or site than is permitted in terms of sub-clause (2).
- (2) The maximum permissible coverage of erven or sites in the various Height Zones is as indicated in Table K or in the schedule or in the annexures in Part IX. Table K; See pages 63 and 64.
- (3) Deleted. A.S. No. 4458
- (4) (a) The provisions of sub-clause (2) shall apply to every storey in a building, including any basement storey.
(b) The City Council may grant its consent:
 - (i) to any basement storey which is below natural ground level being constructed so as to exceed the coverage permissible in terms of sub-clause (2).
 - (ii) to the area covered by private parking garages in buildings completed before the fixed date so as to exceed the coverage permissible in terms of sub-clause (2).

- (c) In considering an application for its consent in terms of paragraph (b) the City 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.
- (5) For the purposes of the foregoing provisions of this clause no account shall be taken -
- (a) of an area not exceeding 20% of an erf or site in Height Zones 0 and 5 to 8 upon which a residential building or dwelling units, but excluding a dwelling house, has been erected where such area is used for private garages and accommodation for domestic servants: Provided that this provision shall not be applicable to any erf or site in Use Zones II and III; A.S. No. 914
 - (b) of the area covered by an open verandah or balcony in a dwelling house, a building containing two or more dwelling units, a residential building or institution: Provided that such verandahs and balconies may be enclosed if such area does not exceed 3% of an erf or site; A.S. No. 914
A.S. No. 4233
 - (c) in a building containing two or more dwelling units, or in a residential building, of access passages and corridors enclosed by an external wall of not more than 1,1m high or a window, excluding an entrance hall or foyer;
 - (d) of the horizontal projection up to 1m of eaves or similar projections;
 - (e) of chimneys;
 - (f) a canopy erected on the street frontage of a shop.
- (6) For the purposes of this clause:
- (a) reference to a street shall not include a sanitary lane;
 - (b) the area of any servitude or right-of-way for general street purposes shall be included in the area of the erf or site affected by the servitude;
 - (c) the area of any splay, required in terms of a condition upon which a township is established, or required as a condition of consent to subdivision, and which affects a corner site, shall be included in the area of the erf;
 - (d) the area covered by swimming pools shall be disregarded.
- (7) The City Council may grant its consent to the coverage being increased -
- (a) in respect of an erf or site in Height Zones 0, 5, 6 or 7, by not more than 5% if a servitude

for street improvement over portion of such erf or site has been registered in favour of the City Council;

- (b) in respect of a site in Height Zones 0, 5, 6 or 7 to not more than 95% for public parking garages and cinemas: Provided that, in the event of the use of such building as a public parking garage or cinema being discontinued, the building shall not, without the consent of the City Council be used for any other purpose;
- (c) in respect of an erf or site fronting onto a A.S. No. 1444 pedestrian mall.
- (d) in respect of a building or buildings erected on A.S. No. 4459 an erf or site zoned Residential 5.

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PART V - PARKING AND LOADING

48. Parking Zones

- (1) This scheme provides for two parking zones named Parking Zone A and Remainder of the Area. A.S. No. 3709
- (2) The portion of area to which Parking Zone A applies is indicated in Section 3 on Annexure 16 and the portion of the area not indicated on Annexure 16 is the parking zone known as the Remainder of the Area. A.S. No. 3709
- (3) In the case of conflict between this Part of the scheme and the provisions of Parts I, II, III and IV, such provisions shall take precedence. A.S. No. 914
- (4) The provisions for parking in this Part of the scheme shall not apply to land or land and buildings where such land or buildings, or both, are used exclusively for public parking purposes or a public parking garage: Provided that in a building to be used or erected and used, partly for a public parking garage and partly for other uses, such Part shall apply to that part of such building used or erected and used for such other uses. A.S. No. 914
- (5) For the purposes of calculating the number of parking spaces that can be provided, it shall be deemed that one parking space is equal to an area of 30m². A.S. No. 914
A.S. No. 3709

49. Provision of Parking Space in Parking Zone A.

In Parking Zone A parking accommodation may be provided in terms of conditions as laid out in Table L. A.S. No. 3709

50. Deleted. A.S. No. 3709

51. Deleted. A.S. No. 3709

52. Deleted. A.S. No. 3709

53. Provision of Parking Space in the Remainder of the Area

- (1) Subject to the provisions of sub-clauses 2(a) and 2(b) parking accommodation shall be provided in a manner satisfactory to the City Council in respect of buildings and use of land on sites in the Remainder of the Area and such accommodation shall not be less than the number of spaces specified in Table M; See page 66.
- (2) (a) The City Council may, subject to sub-clause (3), grant its consent to the provision of fewer spaces than specified in Table M.

(b) Subject to sub-clause (3), parking ratios for uses under Column 8 of Table M shall be determined by the City Council on receipt of an application.

- (3) The City Council, when considering an application:
- (a) in terms of sub-clause 2(a) for the provision of a fewer number of parking spaces; or
 - (b) in terms of sub-clause 2(b) where no parking ratios are specified, shall, in addition to any other relevant factors, have regard to the following:
 - (i) accessibility of the site by private or public transport;
 - (ii) availability of off-street parking in the vicinity of the site;
 - (iii) the number of staff members and customers related to the use of the land or building on site;
 - (iv) the socio-economic structure and density of the population which the development serves;
 - (v) the size and nature of the proposed development on the site and the size of vehicles likely to be used in connection with the activity conducted on the site;
 - (vi) the likelihood of a reduction in parking provision causing injury to the amenity of the area in which it is or will be situated including, without prejudice to the generality of the foregoing, increased traffic and parking difficulties.

54. Alternatives to the provision of on-site Parking Space in the Remainder of the Area.

Where the parking accommodation in respect of an erf or site has been determined in terms of clause 53, the City Council may, if satisfied of the necessity and desirability therefor, on account of the size of the site, the nature of the buildings thereon and the likely parking demand, instead of the provision of the parking spaces on the site, consent:

- (a) to the provision of the required number of parking spaces elsewhere than on the site of the building concerned; or
- (b) to the payment in lieu of the provision of the number of parking spaces, of a sum of money which shall be sufficient, for the provision of the required number of parking spaces as a public parking facility and which shall be used for the provision of a public parking facility in any area within the municipality; or

A.S. No. 2235

PART VI - PROVISIONS REGARDING AESTHETICS AND THE AMENITY OF THE ENVIRONMENT, AND THE ERECTION OF HOARDINGS AND THE DISPLAY OF ADVERTISEMENTS

60. Aesthetic Control of the Urban Environment - submission of Drawings and Particulars

- (1) The owner of any land upon which a building is to be erected shall, prior to the commencement of the erection of the building, submit to the City Council for its approval of the external appearance of the building:
 - (a) drawings or any similar indication sufficient to enable the City Council to consider the proposed external appearance;
 - (b) a description of the materials to be used in relation to the external appearance;
 - (c) a plan to a scale of 1:500 showing the position of buildings on the site, and the relationship between such buildings and buildings on adjoining sites.
- (2) Any drawing or similar indication submitted to the City Council in terms of sub-clause (1) shall be made upon suitable and durable material to a scale of not less than 1:100, save that if the building is sufficiently extensive to render a smaller scale necessary, the scale shall be 1:200.
- (3) In considering particulars submitted to it for approval in terms of sub-clause (1) the City Council shall have regard to whether, on account of the character of the locality or of the buildings erected, or to be erected, thereon, the external appearance of the building would adversely affect the visual aspect of the environment.
- (4) The City Council shall either approve or disapprove of the proposed external appearance of the building.

61. Termination of injurious Condition

- (1) If the amenity of any land or building is injured by the condition of any garden, curtilage, boundary wall, fence, hedge or the like, or private open space, or the condition of any building or parking area in the vicinity, the City Council may serve notice upon the owner or occupier of the erf or site on which the injurious conditions exists.
- (2) The notice referred to in sub-clause (1):
 - (a) shall require the owner or occupier to take such action as may be necessary to cause an abatement of the injury;

- (b) may specify the measures to be taken to cause an abatement of the injury, and
- (c) shall state a period, not being less than 28 days from the date upon which the owner or occupier received the notice, within which compliance with the notice shall be effected.

62. Deleted.

A.S. No. 3552

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PART VII - GUIDELINES FOR NEW TOWNSHIPS

63. Deleted.

A.S. No. 3687

64. Deleted.

A.S. No. 3687

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PART VIII - ENFORCEMENT AND SAVING FOR POWERS OF THE CITY COUNCIL

65. Entry and Inspection

- (1) The City Council shall be entitled, through its duly authorised officers, to enter into and upon any premises within the area at any reasonable time for the purpose of carrying out inspection necessary for the proper administration and enforcement of the provisions of the scheme.
- (2) No person shall in any way hinder, obstruct or interfere with any duly authorised officer of the City Council in the execution of his duties and functions in terms of sub-clause (1), nor shall any person cause or allow any hinderance or obstruction to, or interfere with, such officer.

66. Service of Notices

Any notice required or authorised to be served in terms of the scheme, may be served:

- (a) by giving the notice to the person personally or to his duly authorised agent; or
- (b) by post, that is by properly addressing, preparing, and posting a registered letter containing the notice.

67. Offences

Any person who -

- (a) contravenes or fails to comply with any provision of this scheme; or
 - (b) contravenes or fails to comply with any requirements set out in a notice issued and served in terms of this scheme; or
 - (c) contravenes or fails to comply with any condition set out in terms of any provision of this scheme; or
 - (d) knowingly makes a false statement in connection with any provision of this scheme,
- shall be guilty of an offence.

68. Saving for Powers of the City Council

Nothing in this scheme shall operate to prevent the City Council from erecting, maintaining or using any building, or constructing work or using any land in the area for any purpose permitted under any other law.

69. Status and Short Title

- (1) This scheme is, as envisaged in Section 18(3) of the Ordinance, in substitution for the four original schemes previously in operation in the area, that is:
 - (a) The Johannesburg Town Planning Scheme 1, 1946,

- as amended;
- (b) The Johannesburg Town Planning Scheme 2, 1947, as amended;
 - (c) The Northern Johannesburg Region Town Planning Scheme, 1959, as amended;
 - (d) The Southern Johannesburg Region Town Planning Scheme, 1963, as amended.
- (2) This Scheme shall be known as the Johannesburg Town Planning Scheme, 1979.

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PART IX - SCHEDULE AND ANNEXURES

70. Schedule

- (1) The portions of land described in column 2 of the Schedule in Table N are subject to the restrictions, conditions and obligations and are entitled to the rights as set out in columns 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13.
- (2) Columns 1 to 14 of the Schedule respectively contain the following:
 - (i) Column 1: The use zone, corresponding with a use zone as indicated in Column 1 of Table C to Clause 14, within which the portion of land falls.
 - (ii) Column 2: Description of the portion of land.
 - (iii) Column 3: The purposes for which buildings may be erected and used or for which land may be used.
 - (iv) Column 4: The purposes for which buildings may be erected and used or for which land may be used only with the consent of the City Council.
 - (v) Column 5: The purposes for which buildings may not be erected and used and for which land may not be used.
 - (vi) Column 6: The width of the servitude areas of those servitudes which have to be registered by the owner of the land in favour of the City Council free of any cost to the City Council, indicated in metres.
 - (vii) Column 7: The permissible height of buildings in storeys or metres.
 - (viii) Column 8: The permissible coverage.
 - (ix) Column 9: The floor area ratio or "FAR".
 - (x) Column 10: Parking provisions.
 - (xi) Column 11: Density provisions.
 - (xii) Column 12: Building line provisions.
 - (xiii) Column 13: General provisions.
 - (xiv) Column 14: The Amendment Scheme Number.
- (3) Whenever a L appears thus: L, it indicates that landscaping of the open areas of the site must be undertaken and maintained by or on behalf of the owner to the satisfaction of the City Council.
- (4) Wherever an asterisk appears thus: *, it indicates that the general provisions of the scheme, contained in Parts I to VIII, relating to the subject matter in the respective column, applies.

71. Annexures

- (1) The portions of land indicated on the map by a circled number thus (76) are subject to the restrictions, conditions and obligations and are entitled to the rights as set out in the relevant Annexures in Table 0 hereto with corresponding numbers.
- (2) Columns 1 to 5 of the Annexures respectively contain the following:
 - (i) Column 1: The use zone, corresponding with a use zone as indicated in Column 1 of Table C to Clause 14, within which the portion of land falls.
 - (ii) Column 2: Description of the portion of land.
 - (iii) Column 3: The purposes for which buildings may be erected and used or for which land may be used.
 - (iv) Column 4: The purposes for which buildings may be erected and used or for which land may be used only with the consent of the City Council.
 - (v) Column 5: The purposes for which buildings may not be erected and used and for which land may not be used.
- (3) Conditions 1 to 8 of the Annexures respectively contain the following:
 - (i) Condition 1: The width of the servitude areas of those servitudes which have to be registered by the owner of the land in favour of the City Council free of any cost to the City Council, indicated in metres.
 - (ii) Condition 2: The permissible height of buildings in storeys or metres.
 - (iii) Condition 3: The permissible coverage.
 - (iv) Condition 4: The floor area ratio or "FAR".
 - (v) Condition 5: Parking provisions.
 - (vi) Condition 6: Density provisions.
 - (vii) Condition 7: Building line provisions.
 - (viii) Condition 8: General provisions.
- (4) The map to an Annexure shows particulars of the specific amendments to be effected by an amendment scheme and such other particulars as may be necessary to give a clear indication of such amendments.
- (5) Wherever a L appears thus L, it indicates that landscaping of the open areas of the site must be undertaken and maintained by or on behalf of the owner to the satisfaction of the City Council.
- (6) Wherever an asterisk appears thus: *, it indicates that the general provisions of the scheme contained in Parts I to VIII, relating to the subject matter in the respective column, applies.

**BUILDING LINE TABLE - NEW TOWNSHIPS
AND OTHER CASES WHERE BUILDING LINES ARE NOT
PRESCRIBED**





A.S. No. 914

TABLE B

1 USE ZONES	2 DENSITY OR SIZE OF ERF OR SITE	3 MINIMUM DISTANCE IN METRES BETWEEN BUILDING LINE AND STREET BOUNDARY OR ERF OR SITE
Erven or sites in all use zones having a density zoning.	All zones permitting one dwelling house per erf or site of 500m ² or less.	3,0m
	All zones permitting one dwelling house per erf or site not larger than 1000m ² , but larger than 500m ² .	4,5m
	All zones permitting one dwelling house per erf or site not larger than 2000m ² , but larger than 1000m ²	6,0m
	All zones permitting one dwelling house per erf or site larger than 2000m ²	9,0m
Agricultural holdings and farm portions not having a density zoning.	Agricultural holdings or farm portions less than 9ha.	9,0m
	Agricultural holdings and farm portions of 9ha and greater.	30,0m
Erven or sites in Residential 2, 3 or 4 and all other use zones not having a density zoning and not elsewhere referred to in this Table: Provided that such provisions shall not apply to erven zoned Residential 5.	Erven or sites of 500m ² or less.	3,0m
	Erf or site not larger than 1000m ² , but larger than 500m ² .	4,5m
	Erf or site not larger than 2000m ² , but larger than 1000m ² .	6,0m
	Erf or site larger than 2000m ² .	9,0m

A.S. No. 4459

USE TABLE
TABLE C

Use Zones	Notation on map	Purposes for which buildings may be erected and used or purposes for which land may be used	Purposes for which buildings may be erected and used or purposes for which land may be used only with the consent of the City Council	Purposes for which buildings may not be erected and used and purposes for which land may not be used
(1)	(2)	(3)	(4)	(5)
Residential 1		Dwelling houses	Places of public worship, places of instruction, social halls, institutions not essentially for office or administrative use, special buildings, residential buildings, sport and recreational clubs, public or private parking areas, medical consulting rooms other than for veterinarians.	Uses not in columns (3) and (4)
Residential 2		Dwelling units	Places of public worship, places of instruction, social halls, institutions not essentially for office or administrative use, special buildings, residential buildings, sport and recreational clubs, public or private parking areas, medical consulting rooms other than for veterinarians.	Uses not in columns (3) and (4)
Residential 3		Dwelling units, residential buildings excluding an hotel in respect of which an on-consumption licence is granted according to the conditions of the Liquor Act (Act 27 of 1989).	Places of public worship, places of instruction, social halls, institutions not essentially for office or administrative use, special buildings, sports and recreational clubs, public or private parking areas, medical consulting rooms other than for veterinarians, an hotel in respect of which an on-consumption licence is granted according to the conditions of the Liquor Act (Act 27 of 1989)	Uses not in columns (3) and (4).
Residential 4		Dwelling units, residential buildings excluding an hotel in respect of which an on-consumption licence is granted according to the conditions of the Liquor Act (Act 27 of 1989)	Places of public worship, places of instruction, social halls, institutions not essentially for office or administrative use, special buildings, sports and recreational clubs, public or private parking areas, medical consulting rooms other than for veterinarians, an hotel in respect of which an on-consumption licence is granted according to the conditions of the Liquor Act (Act 27 of 1989).	Uses not in columns (3) and (4).
Residential 5 Sec Use Zone XXXVI				

A.S. No. 4397







A.S. No. 4397

A.S. No. 4397

A.S. No. 4397

A.S. No. 4459

USE TABLE
TABLE C

Use Zones	Notation on map	Purposes for which buildings may be erected and used or purposes for which land may be used	Purposes for which buildings may be erected and used or purposes for which land may be used only with the consent of the City Council	Purposes for which buildings may not be erected and used and purposes for which land may not be used
(1)	(2)	(3)	(4)	(5)
Business 1 V		Shops, dwelling units, residential building, business purposes, car sales lots, places of public worship, places of instruction, social halls, canteen, dry cleaners and laundrettes, warehouses.	Uses not in columns (3) and (5)	Noxious industries, scrapyards.
Business 2 VI		Shops, dwelling units, residential buildings, places of instruction, business purposes, car sales lots, canteen, dry cleaners and laundrettes.	Uses not in column (3) and (5).	Industrial purposes, noxious industries, public garages and scrapyards.
Business 3 VII		Shops, offices, canteen, restaurants, dry cleaners and laundrettes.	Places of instruction, places of amusement, car sales lots, places of public worship, public or private parking areas, dwelling units, residential buildings, special buildings and social halls.	Uses not in columns (3) and (4)
Business 4 VIII		Offices, restaurants and canteen.	Special buildings, car sales lots, public or private parking areas, dwelling units, residential buildings.	Uses not in columns (3) and (4)
Industrial 1 IX		Industrial purposes, public garages, public or private parking areas, shops, business purposes, canteen, commercial purposes, dwelling units, residential buildings.	Uses not in columns (3) and (5)	Noxious industries
Industrial 2 X		Industrial purposes, noxious industries, public garages, public or private parking areas, shops, business purposes, commercial purposes, canteen.	Uses not in columns (3) and (5)	Residential buildings, dwelling units.

A.S. No. 439

A.S. No. 439

A.S. No. 4397

A.S. No. 4397

A.S. No. 4397

A.S. No. 4397

USE TABLE
TABLE C

Use Zones	Notation on map	Purposes for which buildings may be erected and used or purposes for which land may be used	Purposes for which buildings may be erected and used or purposes for which land may be used only with the consent of the City Council	Purposes for which buildings may not be erected and used and purposes for which land may not be used
(1)	(2)	(3)	(4)	(5)
Public Garage XX		Public garages, public or private parking areas, canteen.	Dwelling units, residential buildings, restaurants, shops, special buildings, panel-beating and spray painting works.	Panel-beating and spray painting works where the primary use in column (3) is situated in residential areas, all other uses not in columns (3) and (4).
Parking XXI		Public or private parking areas, rest rooms and public toilet facilities.	None	Uses not in column (3)
General XXII		Any use other than noxious industries, canteen.	None	Noxious industries
Public open space XXIII		Public open space	None	Uses not in column (3)
Private open space XXIV		Private open space	Private clubs, agricultural purposes, special buildings, dwelling units, residential buildings.	Uses not in columns (3) and (4)
Cemetery XXV		Cemeteries	Special buildings	Uses not in columns (3) and (4)
Sewage farm XXVI		Sewage works	Agricultural purposes	Uses not in columns (3) and (4)
Aerodrome XXVII		Aerodrome	Dwelling units, residential buildings, restaurants, shops and special buildings.	Uses not in columns (3) and (4)
Government XXVIII		Government purposes	None	Uses not in column (3)
S A R XXIX		Railway purposes	Uses not in column (3)	None
Reservoir XXX		Reservoirs and related buildings	None	Uses not in column (3)

A.S. No. 43

A.S. No. 43i

A.S. No. 43i

A.S. No. 439

A.S. No. 439

A.S. No. 439

A.S. No. 439


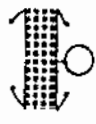




A.S. No. 439

A.S. No. 439

A.S. No. 439

A.S. No. 439

USE TABLE
TABLE C

Use Zones	Notation on map	Purposes for which buildings may be erected and used or purposes for which land may be used	Purposes for which buildings may be erected and used or purposes for which land may be used only with the consent of the City Council	Purposes for which buildings may not be erected and used and purposes for which land may not be used
(1)	(2)	(3)	(4)	(5)
Existing public roads XXXXI		Public roads, such projections and other structures as are or were permitted to be erected into or over any part of a street in terms of the City Councils' Building By-laws subject to compliance with any relevant provisions of the scheme.	All uses not in column (3)	None
Proposed new roads and widenings XXXXII		New roads and widenings, such projections and other structures as are or were permitted to be erected into or over any part of a street in terms of the City Councils' Building By-laws subject to compliance with any relevant provisions of the scheme.	All uses not in column (3)	None
Public walkways XXXXIII		Public walkways	All uses not in column (3)	None
Special XXXXIV		Only uses as stated in the Annexures or in column (3) of the schedule.	Uses as stated in the annexures or in column (4) of the schedule, public or private parking areas.	All other uses not in columns (3) and (4) and those uses not permitted in the annexures or in column (5) of the schedule.
Pedestrian Mall XXXXV		Shops, restaurants and pedestrian malls.	Uses not in columns (3) and (5).	Noxious industries.
Residential 5 XXXXVI		Dwelling units, mobile dwelling units, residential buildings.	Uses not in columns (3) and (5).	Noxious industries.

A.S. No. 439

A.S. No. 439

A.S. No. 439

A.S. No. 439

A.S. No. 144








A.S. No. 445

DOLOMITIC AREAS

TABLE D

TOWNSHIP	ERF NUMBER	REMARKS
Klipriversoog	All erven	-
Eldorado Park	All erven	Only conditions (b) and (f) apply
Lenasia Ext. 6	All erven	-
Klipspruit West Ext. 1	All erven	-

DENSITY ZONES
TABLE E

Density zoned	Notation on map (B series)	Minimum area of an erf in m ² as a prerequisite for the erection of a dwelling house thereon.
1 dwelling house per erf		A minimum erf area is not proscribed
1 dwelling house per 100m ²		100m ²
1 dwelling house per 200m ²		200m ²
1 dwelling house per 300m ²		300m ²
1 dwelling house per 400m ²		400m ²
1 dwelling house per 500m ²		500m ²
1 dwelling house per 700m ²		700m ²

(continued on next page)




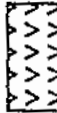

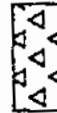

- (a) If parking is to be provided then the ratios of Table L relate to parking spaces per 100m² of gross floor area, unless otherwise indicated.
- (b) The ratios in Table L shall not be applicable to land or land and buildings used exclusively for public parking purposes or a public parking garage in any use zone where such uses are permitted.

TABLE L
PROVISION OF ON-SITE PARKING IN PARKING ZONE A

1	2	3	4	5
OFFICES	RESIDENTIAL BUILDINGS	BUILDINGS CONTAINING TWO OR MORE DWELLING UNITS	USES NOT MENTIONED UNDER COLUMNS 1, 2, 3 AND 5	PUBLIC GARAGES
2 Spaces per 100m ² of floor area.	Guest rooms: 0,75 spaces per bedroom; Restaurants: 6 spaces per 100m ² of floor area; Conference rooms: 0,3 spaces per seat.	1,5 spaces per dwelling unit.	0,5 spaces per 100m ² of floor area.	6 spaces per 100m ² of workshop; 4 spaces per lubrication bay, wash bay or tune-up bay; 2 spaces per 100m ² of floor area for the storage and the sale of spares or show-rooms.

(continued)

DENSITY ZONES
TABLE E

Density zones	Notation on map (B series)	Minimum area of an erf in m ² as a prerequisite for the erection of a dwelling house thereon.
1 dwelling house per 1 000m ²		1 000m ²
1 dwelling house per 1 250m ²		1 250m ²
1 dwelling house per 1 500m ²		1 500m ²
1 dwelling house per 2 000m ²		2 000m ²
1 dwelling house per 2 500m ²		2 500m ²
1 dwelling house per 3 000m ²		3 000m ²
1 dwelling house per 4 000m ²		4 000m ²

DWELLING UNITS ERECTED SIDE-BY-SIDE

TABLE F

Density Zone	Size of erven upon which 2 dwelling units may be erected side-by-side as one building
1 dwelling house per erf of 100m ²	200m ²
1 dwelling house per erf of 200m ²	400m ²
1 dwelling house per erf of 300m ²	600m ²
1 dwelling house per erf of 400m ²	800m ²

**FLOOR AREA RATIOS
TABLE G**

1 Height zones	2 Shops, buildings for business purposes	3 Dwelling units, residential buildings	4 Institutions	5 Buildings for industrial purposes	6 Buildings for other uses not mentioned in columns 2, 3, 4 and 5
0	2,1	1,2	2,1	2,1	2,1
3	4,0	2,5	2,5	4,0	4,0
5	2,8	2,4	2,4	3,4	2,8
6	2,25	0,9	2,1	2,1	2,1
7	1,8	0,6	1,8	1,8	1,8
8	1,2 Residential 5: 1,6	Residential 2: 0,2 Residential 3: 0,4 Residential 5: 1,6 Other zonings: 0,8	1,2 Residential 5: 1,6	1,2 Residential 5: 1,6	1,2 Residential 5: 1,6

For the Floor Area Ratios for Height Zones 1, 2 and 4, see Annexure 17: Section 3.

HEIGHT ZONES
TABLE H

HEIGHT ZONE	NOTATION ON MAP (B SERIES)	NUMBER OF STOREYS	
0	Area not bordered	Three storeys	
1	(H1) ****	Not prescribed but subject to clause 45(2)	A.S. No. 4458
2	(H2) ****	Not prescribed but subject to clause 45(2)	A.S. No. 4458
3	(H3) ****	Not prescribed but subject to clause 45(2)	A.S. No. 4458
4	(H4) ****	Not prescribed but subject to clause 45(2)	A.S. No. 4458
5	(H5) ****	Four storeys.	
6	(H6) ****	(a) Two storeys on sites of less than 1000m ² . (b) Three storeys on sites of 1000m ² and over.	
7	(H7) ****	(a) Two storeys on sites of less than 1000m ² . (b) Three storeys on sites of 1000m ² and over.	
8	(H8) ****	Two storeys.	

NOTE: Table I and Table J - Deleted. (A.S. No. 4397)

**COVERAGE
TABLE K**

Height zone	Dwelling units, outbuildings, residential buildings, institutions	Offices, places of instruction	Industrial buildings, noxious industrial buildings	Other buildings
1 and 2	100%	100%	100%	100%
3	50%	80%	80%	80%
4	50% 60% in respect of a single storey dwelling house erected upon an erf or site having an area of not more than 500m ² .	85%	85%	80%
5	60%	70%	85%	70%

(continued on next page)

**COVERAGE
TABLE K**

Height zone	Dwelling units, outbuildings,	Residential buildings, outbuildings	Shops, business buildings	Other buildings
0	40% for three storeys; 50% for one or two storeys; 60% in respect of a single storey dwelling house upon a site having an area of not more than 500m ² .	50% for one or two storeys; 40% for three storeys.	70%	70%
6	30% Dwelling houses: 50% single storey; 40% two storeys; 30% three storeys.	30%	75%	70%
7	20% Dwelling houses: 50% single storey; 30% two storeys; 30% three storeys.	20%	60%	60%
8	Residential 1: 40% Residential 2: 20% Residential 3: 30% Residential 4: 40% Residential 5: 80%	40% Residential 5: 80%	60% Residential 5: 80%	60% Residential 5: 80%

**COVERAGES
TABLE K**

Height zone	Dwelling units, outbuildings,	Residential buildings, outbuildings	Shops, business buildings	Other buildings
0	40% for three storeys; 50% for one or two storeys; 60% in respect of a single storey dwelling house upon a site having an area of not more than 500m ² .	50% for one or two storeys; 40% for three storeys.	70%	70%
6	30% Dwelling houses: 50% single storey; 40% two storeys; 30% three storeys.	30%	75%	70%
7	20% Dwelling houses: 50% single storey; 40% two storeys; 30% three storeys.	20%	60%	60%
8	Residential 1: 40% Residential 2: 20% Residential 3: 30% Residential 4: 40% Residential 5: 80%	40% Residential 5: 80%	Residential 5: 80% 60%	60% Residential 5: 80%

PROVISION OF ON-SITE PARKING SPACE IN REMAINDER OF AREA
TABLE M

A.S. No.

A.S. No. 4

1 Residential Uses	2 Office Uses	3 Business Uses	4 Medical Uses	5 Industrial and Commercial Uses	6 Public Garages	7 Places of Public Worship	8 Other Public Uses
<p>Dwelling units: 1,0 space per dwelling unit of 3 or less habitable rooms.</p> <p>2,0 spaces per dwelling unit of 4 or more habitable rooms.</p> <p>In addition to the above ratios: 0,3 spaces per dwelling unit for visitors.</p> <p>Residential Buildings in respect of which an on-consumption Licence has been granted in terms of the Liquor Act, (Act 87 of 1977): 1,0 space per bedroom or suite plus 10,0 spaces per 100m² floor area for public rooms; Other residential buildings such as Boarding Houses and Boarding establishments: 0,6 spaces per bed; Old Age Homes: 0,3 spaces per bed.</p>	<p>3,0 spaces per 100m² of floor area but for Banks, Building Societies and Medical consulting rooms: 6,0 spaces per 100m² of floor area.</p>	<p>Totalisator Agencies, Restaurants: 6,0 spaces per 100m² of floor area or usable site area.</p> <p>Shops: 6,0 spaces per 100m² of gross leasable floor area or usable site area.</p> <p>Car sales lots: 2,0 spaces per 100m² of floor area or usable site area.</p>	<p>Veterinary Surgeons consulting rooms: 6,0 spaces per 100m² of floor area.</p> <p>Hospitals: 2,0 spaces per bed.</p> <p>Medical consulting Rooms: 6,0 spaces per 100m² of floor area.</p>	<p>1,0 space per 100m² of floor area.</p>	<p>Workshop floor area: 6,0 spaces per 100m².</p> <p>Lubrication bay, wash-bay or tune-up bay: 4,0 spaces per bay.</p> <p>Floor area for the storage and sale of spares, car showrooms: 2,0 spaces per 100m² of floor area.</p>	<p>Churches and Synagogues: 0,15 space per seat.</p> <p>Mosques: 10,0 spaces per 100m² of floor area.</p>	<p>All other uses not specified to be to the satisfaction of the City Council in terms of Clause 53(2)(b) and (3).</p>

PROVISION OF ON-SITE PARKING SPACE IN REMAINDER OF AREA
TABLE M

1 Residential Uses	2 Office Uses	3 Business Uses	4 Medical Uses	5 Industrial and Commercial Uses	6 Public Garages	7 Places of Public Worship	8 Other Public Uses
Dwelling units: 1,0 space per dwelling unit of 3 or less habitable rooms. 2,0 spaces per dwelling unit of 4 or more habitable rooms. In addition to the above ratios: 0,3 spaces per dwelling unit for visitors. Residential Buildings in respect of which an on-consumption Licence has been granted in terms of the Liquor Act, (Act 87 of 1977): 1,0 space per bedroom or suite plus 10,0 spaces per 100m ² floor area for public rooms; Other residential buildings such as Boarding Houses and Boarding establishments: 0,6 spaces per bed; Old Age Homes: 0,3 spaces per bed.	3,0 spaces per 100m ² of floor area but for Banks, Building Societies and Medical consulting rooms: 6,0 spaces per 100m ² of floor area.	Totalisator Agencies, Restaurants: 6,0 spaces per 100m ² of floor area or usable site area. Shops: 6,0 spaces per 100m ² of gross leasable floor area or usable site area. Car sales lots: 2,0 spaces per 100m ² of floor area or usable site area.	Veterinary Surgeons consulting rooms: 6,0 spaces per 100m ² of floor area. Hospitals: 2,0 spaces per bed. Medical consulting Rooms: 6,0 spaces per 100m ² of floor area.	1,0 space per 100m ² of floor area.	Workshop floor area: 6,0 spaces per 100m ² . Lubrication bay, wash-bay or tune-up bay: 4,0 spaces per bay. Floor area for the storage and sale of spares, car showrooms: 2,0 spaces per 100m ² of floor area.	Churches and Synagogues: 0,15 space per seat. Mosques: 10,0 spaces per 100m ² of floor area.	All other uses not specified to be to the satisfaction of the City Council in terms of Clause 53(2)(b) and (3).

NOTICE 1761 OF 2000

NOTICE OF APPROVAL

JOHANNESBURG AMENDMENT SCHEME 7110

Amendment to the Johannesburg Town Planning Scheme, 1979, to permit the consideration of applications for Houseshops in Specific Areas in the Southern Metropolitan Local Council.

The amendment of Clause 29 of the Johannesburg Town Planning Scheme, 1979, by:

(1) The addition to Sub-Clause (1) thereof of a paragraph (g) as follows:

notwithstanding the provisions of Clause (1)(c)(i).

(g) The use, in the following areas of the Southern Metropolitan Local Council,

Klipspruit West and Extensions

Klipriviersoog Estate and Extensions

Eldorado Estate

Racecourse

Lenasia and Extensions

Eldorado Park and Extensions

Nancefield and Extensions

by an occupant of a dwelling unit, with the consent of the City Council and in compliance with the By-Laws of the City Council, of such dwelling unit or a residential outbuilding or a combination of such dwelling unit and residential outbuilding, as a shop, on land not zoned Residential 5 subject to the following conditions:

(i) The floor area of the shop shall not exceed 35 m².

(ii) The number of employees employed in the shop shall not exceed two.

(iii) The sale or consumption of liquor shall not be permitted in the shop.

(iv) The residential character of the site shall be maintained to the satisfaction of the City Council and the predominant land use shall remain residential.

(v) The shop shall not cause an interference with the amenities of the neighbourhood.

(vi) The exhibition of any notice or sign other than a notice or sign ordinarily exhibited on a dwelling unit to indicate the name of the occupier shall be prohibited.

(vii) The storing or keeping on the site of such dwelling unit of anything whatsoever which, in the opinion of the City Council, is unsightly or undesirable because of its effects upon the amenities of the neighbourhoods shall be prohibited. No amusement machines of any kind shall be permitted on the premises.

(viii) The provisions of Clauses 7 and 8 shall apply mutatis mutandis.

The Amendment Scheme are filed with the Executive Officer: Planning, Johannesburg, Room 5100, 5th Floor, "B" Block, South Wing, Metropolitan Centre, Braamfontein, and are open for inspection at all reasonable times.

The amendment is known as Johannesburg Amendment Scheme 7110 and will come into operation on 29 March 2000.

C. NGCOBO, Chief Executive Officer
Southern Metropolitan Local Council

KENNISGEWING 1761 VAN 2000

KENNISGEWING VAN GOEDGEKEURING

JOHANNESBURGSE WYSIGINGSKEMA 7110

Wysiging van die Johannesburg Dorpsbeplanningskema, 1979 om toestemming te verleen, dat oorweging geskenk word aan aansoeke vir Huiswinkels in Spesifieke Areas in die Suidelike Metropolitaanse Plaaslike Raad.

Die wysiging van Artikel 29 van die Johannesburg Dorpsbeplanningskema, 1979 deur:

(1) Die invoeging by Sub-Artikel (1) daarby met paragraafs (g) as volg:

nieteenstaande die voorsiening van Artikel (1)(c)(i).

(g) Die gebruik in die volgende gebiede van die Suidelike Metropolitaanse Plaaslike Raad

Klipspruit Wes en Uitbreidings

Klipriviersoog Estate en Uitbreidings

Eldorado Estate

Racecourse

Lenasia en Uitbreidings

Eldorado Park en Uitbreidings

Nancefield en Uitbreidings

deur 'n okkuppeerder van 'n wooneenheid, met vergunning van die Plaaslike Raad en ooreenkomstig die By-Wette van die Plaaslike Raad, 'n wooneenheid of 'n residensiële buitegebou, of 'n kombinasie van 'n wooneenheid en 'n residensiële buitegebou, 'n winkel, op grond wat nie Residensieel 5 gesoneer is nie, onderworpe aan die volgende voorwaardes toe te laat:

(i) Die vloeroppervlakte van die winkel sal nie 35 m² oorskry nie.

(ii) Die totale werknemers in die winkel nie twee oorskry nie.

(iii) Die verkoop of gebruik van drank sal nie in die winkel toegelaat word nie.

(iv) Die residensiële karakter van die perseel sal in stand gehou word tot bevrediging van die Plaaslike Raad, en die hoof grondgebruik sal residensieel bly.

(v) Die winkel sal nie inmeng wees met die fasiliteite van omgewing nie.

(vi) Die uitstal van enige kennisgewing of teken, behalwe 'n kennisgewing of teken wat normaalweg tentoongestel sou word op 'n residensiële eenheid, wat die naam van die bewoner aantoon, is verbode.

(vii) Die storting of bewaring van enige iets hoegenaamd, op die perseel van sodanige wooneenheid wat na die mening van die Plaaslike Raad, onooglik of ongewens is weens die gevolge daarvan op fasiliteite van die omgewing—sal verbode wees.

Geen vermaaklikheidsmasjiene van watter soort ookal, sal op die perseel toegelaat word nie.

(viii) Die bepalinge van Artikels 7 en 8 sal mutatis mutandis van toepassing wees.

Die Wysigingskema word op lêer gehou by Uitvoerende Beampste: Beplanning, Johannesburg, Kamer 5100, 5de Verdieping, "B" Blok, Suidelike Vleuel, Metropolitaanse Sentrum, Braamfontein, en is te alle redeelike tye ter insae beskikbaar.

Hierdie wysiging staan bekend as Johannesburgse Wysigingskema 7110 en sal in werking tree op 29 Maart 2000.

C. NGCOBO, Hoof Uitvoerende Beampste
Suidelike Metropolitaanse Plaaslike Raad

LOCAL AUTHORITY NOTICE 2200

GREATER JOHANNESBURG TRANSITIONAL METROPOLITAN COUNCIL

SALE OF PORTION 2 OF ERF 161 ROSEBANK AND ERF 235 ROSEBANK (PART OF TYRWHITT AVENUE BETWEEN JAN SMUTS AND KEYS AVENUES) AND GRANT OF OPTION TO HIRE PORTION 1 OF ERF 161 ROSEBANK (PORTION OF SEVENTH AVENUE)

[NOTICE IN TERMS OF SECTION 79 (18) OF THE LOCAL GOVERNMENT ORDINANCE, 1939]

The Council intends to sell Portion 2 of Erf 162 Rosebank and Erf 235 Rosebank (part of Tyrwhitt Avenue between Jan Smuts and Keys Avenues) as well as to grant an option for 6 months to hire Portion 1 of Erf 161 Rosebank (part of Seventh Avenue) for 99 years to Thrupps Rosebank Centre (Pty) Ltd or its nominee on certain terms and conditions.

Details of the Council's resolution may be obtained during ordinary office hours at Room S216, Second Floor, Metropolitan Centre, Braamfontein, Johannesburg.

Any person who objects to the proposed sale and/or to the grant of the option to hire must lodge such objection with me on or before 20 September 1995.

PROF NICKY PADAYACHEE, Acting Chief Executive Officer.
Metropolitan Centre, Braamfontein; P O Box 1049, Johannesburg, 2000.
6 September 1995.

PLAASLIKE BESTUURSKENNISGEWING 2200

GROTER JOHANNESBURG METROPOLITAANSE OORGANGSRAAD

VERKOOP VAN GEDEELTE 2 VAN ERF 161, ROSEBANK, EN ERF 235, ROSEBANK (DEEL VAN TYRWHITTLAAN TUSSEN JAN SMUTS- EN KEYESLAAN) EN TOESTAAN VAN 'N OPSIE OM GEDEELTE 1 VAN ERF 161, ROSEBANK (DEEL VAN SEWENDE LAAN) TE HUUR

[KENNISGEWING INGEVOLGE ARTIKEL 79(18) VAN DIE ORDONNANSIE OP PLAASLIKE BESTUUR, 1939]

Die Raad is voornemens om Gedeelte 2 van Erf 161, Rosebank, en Erf 235, Rosebank (deel van Tyrwhittlaan tussen Jan Smuts- en Keyeslaan, Rosebank) te verkoop en om vir 6 maande 'n opsie aan Thrupps Rosebank Centre (Pty) Ltd of sy benoemde toe te staan om Gedeelte 1 van Erf 161, Rosebank (deel van Sewende Laan) vir 99 jaar lank te huur, op sekere bepalinge en voorwaardes.

Besonderhede van die Raad se besluit is gedurende gewone kantoorure ter insae in Kamer S216, Tweede Verdieping, Metropolitaanse Sentrum, Braamfontein, Johannesburg.

Enigeen wat teen die voorgename verkoop en/of die toestaan van 'n opsie om te huur beswaar wil aanteken, moet sodanige beswaar teen uifers 20 September 1995 by my indien.

PROF NICKY PADAYACHEE, Waarnemende Hoof Uitvoerende Beampte.
Metropolitaanse Sentrum, Braamfontein; Posbus 1049, Johannesburg, 2000.
6 September 1995.

LOCAL AUTHORITY NOTICE 2201

NOTICE OF APPROVAL

JOHANNESBURG AMENDMENT SCHEME 4759

It is hereby notified in terms of Section 57(1)(a) of the Town-planning and Townships Ordinance, 1986, that the Greater Johannesburg Transitional Metropolitan Council (Johannesburg Administration) has approved the amendment of the Johannesburg Town Planning Scheme, 1979, to amend clause 29 of the Johannesburg Town-planning Scheme, 1979, by the inclusion of paragraph (g) of subclause (1) to read as follows:

"(g) The use of land and/or buildings for such advertising purposes as are permitted by and in accordance with the Council's Advertising Signs By-laws".

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Chief Director, Gauteng Provincial Administration, Germiston and the Director: City Planning, Johannesburg, Seventh Floor, Room 760 Metropolitan Centre, Braamfontein, and are open for inspection at all reasonable times.

This amendment is known as Johannesburg Amendment Scheme 4759 and will come into operation on 6 September 1995.

G. N. PADAYACHEE, Chief Executive Officer.

PLAASLIKE BESTUURSKENNISGEWING 2201

KENNISGEWING VAN GOEDKEURING

JOHANNESBURGSE WYSIGINGSKEMA 4759

Daar word hiermee ingevolge artikel 57(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, kennis gegee dat die Groter Johannesburg Metropolitaanse Oorgangsraad (Johannesburg Administrasie) die wysiging van die Johannesburgse Dorpsbeplanningskema, 1979, goedgekeur het om klousule 29 van die Johannesburgse Dorpsbeplanningskema, 1979, te wysig deur paragraaf (g), in te sluit in subklousule (1) wat soos volg lui:

"(g) Die gebruik van grond en/of geboue vir sodanige advertensiedoeleindes wat toegesat word deur en strook met die Raad se Advertensietekeningverordeninge".

Kaart 3 en die Skemaklousules van die Wysigingskema word op lêer gehou by die Direkteur-Generaal Gauteng Provinsiale Administrasie, Germiston, en by die Direkteur: Stadsbeplanning, Johannesburg, Sewende Verdieping, Kamer 760 Metropolitaanse Sentrum, Braamfontein, en is te alle redelike tye ter insae beskikbaar.

Hierdie wysiging staan bekend as Johannesburgse Wysigingskema 4759 en sal in werking tree op 6 September 1995.

G. N. PADAYACHEE, Hoof Uitvoerende Beampte.

LOCAL AUTHORITY NOTICE 2202

NOTICE OF APPROVAL

JOHANNESBURG AMENDMENT SCHEME 4150

It is hereby notified in terms of Section 57(1)(a) of the Town-planning and Townships Ordinance, 1986, that the Greater Johannesburg Transitional Metropolitan Council (Johannesburg Administration) has approved the amendment of the Johannesburg Town Planning Scheme, 1979, by the rezoning of Erf 313 Illovo Extension 1 to Residential 4, subject to conditions.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Chief Director, Gauteng Provincial Administration, Germiston and the Director: City Planning, Johannesburg, Seventh Floor, Room 760 Metropolitan Centre, Braamfontein, and are open for inspection at all reasonable times.

This amendment is known as Johannesburg Amendment Scheme 4150 and will come into operation on 1 November 1995.

G. N. PADAYACHEE, Chief Executive Officer.

PLAASLIKE BESTUURSKENNISGEWING 2202

KENNISGEWING VAN GOEDKEURING

JOHANNESBURGSE WYSIGINGSKEMA 4150

Daar word hiermee ingevolge artikel 57(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, kennis gegee dat die Groter Johannesburg Metropolitaanse Oorgangsraad (Johannesburg Administrasie) die wysiging van die Johannesburgse Dorpsbeplanningskema, 1979, goedgekeur het deur die hersoening van Erf 313 Illovo Uitbreiding 1 na Residensieel 4, onderworpe aan voorwaardes.

Kaart 3 en die Skemaklousules van die Wysigingskema word op lêer gehou by die Direkteur-Generaal Gauteng Provinsiale Administrasie, Germiston, en by die Direkteur: Stadsbeplanning, Johannesburg, Sewende Verdieping, Kamer 760 Metropolitaanse Sentrum, Braamfontein, en is te alle redelike tye ter insae beskikbaar.

Hierdie wysiging staan bekend as Johannesburgse Wysigingskema 4150 en sal in werking tree op 1 November 1995.

G. N. PADAYACHEE, Hoof Uitvoerende Beampte.