

## CITY OF JOHANNESBURG: Corporate Geo-Informatics

### Property Report

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

<b>Street No</b>	38
<b>Street Name</b>	STAAL
<b>Stand Number</b>	100
<b>Location Plus Code</b>	XXC3 XH JHB
<b>Area (m2)</b>	1688
<b>TS_ONLY_NAME</b>	KYA SAND
<b>TS_EXT</b>	0
<b>Property Id</b>	1584188
<b>Owner</b>	NORTHERN METROPOLITAN SUBSTRUCTURE
<b>Market Value</b>	R null
<b>Zoning</b>	Special
<b>Ward Name</b>	98
<b>Region Name</b>	Region A
<b>Stand SG Code</b>	TOIQ0208000000001000000000

### Map of the location



Wed Mar 20 2024



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

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

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

**SEARCH CRITERIA**

Search Date	2024/03/20 11:48	Erf Number	100
Reference	-	Portion Number	-
Report Print Date	2024/03/20 11:49	Deeds Office	Pretoria
Township	KYA SAND	Search Source	Deeds Office

**PROPERTY INFORMATION**

Property Type	ERF	Diagram Deed Number	DU1000/800
Township	KYA SAND	Local Authority	CITY OF JOHANNESBURG
Erf Number	100	Province	GAUTENG
Portion Number	0	Extent	1688.0000SQM
Registration Division	IQ	LPI Code	TOIQ02060000010000000
Previous Description	-	Co-ordinates (Lat/Long)**	-26.027614 / 27.953945
Suburb / Town**	KYA SAND		

**OWNER INFORMATION (1)**

NORTHERN METROPOLITAN SUBSTRUCTURE			Owner 1 of 1
Company Type**	LOCAL AUTHORITY	Document	T5441/1973
Registration Number	-	Microfilm / Scanned Date	-
Name	NORTHERN METROPOLITAN SUBSTRUCTURE	Purchase Price (R)	T/T
Multiple Owners**	NO	Purchase Date	-
Multiple Properties**	NO	Registration Date	1973/02/21
Share (%)	-		

**ENDORSEMENTS (2)**

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	VA3412/1996	T5441/1973	-	-
2	CAVEAT-MUNICIPAL	-	-	-

**DISCLAIMER**

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).



## ZONING INFORMATION NOTE PAD

REQUESTED BY:	
LAND USE SCHEME:	CITY OF JOHANNESBURG LAND USE SCHEME , 2018
NAME OF APPLICANT:	
ERF / HOLDING / FARM PORTION: 100 (1 688m <sup>2</sup> )	
TOWNSHIP NAME / HOLDING NAME / FARM NAME: KYA SAND	
STREET NAME AND NUMBER: 38 STAAL STREET	
<b>ZONING INFORMATION</b>	
USE ZONE: SPÉCIAL	
HEIGHT ZONE: H:0 A (REFER TO AMENDMENT SCHEME)	
FLOOR AREA RATIO:	REFER TO AMENDMENT SCHEME
COVERAGE:	REFER TO AMENDMENT SCHEME
DENSITY: 1 Dwelling per N/A m <sup>2</sup>	
BUILDING LINE: REFER TO AMENDMENT SCHEME	
PARKING: REFER TO TABLE(s) 8 & 9	
AMENDMENT SCHEME APPLICABLE: 1776	
SERVED BY:	DATE: 2023/12/07

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

The applicant's attention is drawn to the general provisions of the Town Planning Scheme.  
3009

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

**PLEASE NOTE:**

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

USE ZONE IX : "SPECIAL"

1. The buildings erected or to be erected on the erf shall only be used for "Industrial" and/or "Business" purposes.
2. The floor area ratio shall not exceed 1.0.
3. The height of all buildings shall not exceed 3 storeys.
4. The total coverage of all buildings shall not exceed 60% of the area of the erf.
5. A site development plan, drawn on a scale of 1:200 or such other scale as approved by the Council, must be submitted to the Council for approval before submitting any building plans. No building may be erected prior to the approval of such development plan by the Council and the entire development on the erf shall be in accordance with this plan. Provided that, with the written consent of the Council, the plan may be amended from time to time.

Such site development plan should indicate at least the following:

- (a) The siting, height and coverage of all buildings and structures.
- (b) Open spaces and landscaping.
- (c) Entrances to and exits from the erf.
- (d) Access to buildings and parking areas.
- (e) Building restriction areas (if any).
- (f) Parking areas and where required by Council, vehicle circulation.

GEWILDENSONE IX : "SPECIAL"

1. Die geboue wat op die erf opgerig of opgerig gaan word, moet alleenlik gebruik word vir "Nywerheid 1" en/of "Besigheid 3" doeleindes.
2. Die vloeroppervlakteverhouding moet nie 1,0 oorskry nie.
3. Die hoogte van alle geboue moet nie 3 verdiepings oorskry nie.
4. Die totale dekking van alle geboue moet nie 60% van die oppervlakte van die erf oorskry nie.
5. A terreinontwikkelingsplan, geteken op 'n skaal van 1:200 of op sodanige ander skaal wat die Raad mag goedkeur, moet vir goedkeuring aan die Raad voorgelê word voor die indiening van enige bouplante. Geen gebou mag op die erf opgerig word voordat sodanige ontwikkelingsplan deur die Raad goedgekeur is nie en die algehele ontwikkeling op die erf moet in ooreenstemming met die goedgekeurde terreinontwikkelingsplan wees. Met dien verstande dat die plan van tyd tot tyd met die skriftelike toestemming van die Raad gewysig mag word.

Sodanige terreinontwikkelingsplan moet minstens die volgende aandui:

- (a) Die plasing, hoogte en dekking van alle geboue en strukture.
- (b) Oopruimtes en belandskapping.
- (c) Ingange tot en uitgange vanaf die erf.
- (d) Toegange tot geboue en parkeergebiede.
- (e) Reuebeperkingsgebiede (indien enige).
- (f) Parkeergebiede en, waar vereis deur die Raad, motorverkeersarkulasie.

KYA SAND

ERF 100

GOEDGEKEUR DEUR DIE  
STADSRaad VAN RANDBURG

APPROVED BY THE TOWN  
COUNCIL OF RANDBURG

STADSKLERK / TOWN CLERK

30/3/94  
DATUM / DATE

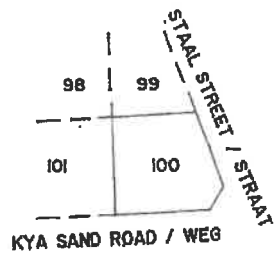
KODE 132 • RANDBURG

DORPSBEPLANNINGSKEMA 1976 • BYLAE 31776  
TOWN PLANNING SCHEME ANNEXURE

WYSIGINGSKEMA 1776 •  
AMENDMENT SCHEME

VEL 1 VAN 3 VELLE SHEET OF SHEETS

SKAAL: SCALE 1:2500



**KYA SAND**  
**ERF 100**

GOEDGEKEUR DEUR DIE  
 STADSRAAD VAN RANDBURG

APPROVED BY THE TOWN  
 COUNCIL OF RANDBURG

*[Signature]*  
 STADSKLERK/ TOWN CLERK

*30/8/94*  
 DATUM / DATE

KODE 132 • RANDBURG

DORPSBEPLANNINGSKEMA 1976 •

KAART 3 • B

REEKS

WYSIGINGSKEMA 1776 •

AMENDMENT SCHEME

VEL SHEET

VAN OF

VEL SHEET

SKAAL: SCALE 1:2500



KYA SAND

ERF 100

GOEDGEKEUR DEUR DIE STADSRAAD VAN RANDBURG

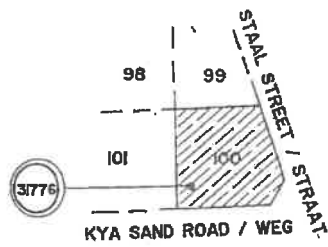
APPROVED BY THE TOWN COUNCIL OF RANDBURG

STADSKLERK / TOWN CLERK

30/8/94  
DATUM / DATE.

KODE CODE 132 • RANDBURG DORPSBEPLANNINGSKEMA TOWN PLANNING SCHEME 1976 • KAART MAP 3 • A REEKS SERIES • WYSIGINGSKEMA AMENDMENT SCHEME 1776 • VEL SHEET | VAN OF | VEL SHEET

SKAAL : SCALE 1:2500



**KYA SAND**

ERF 100

REFERENCE / VERWYSING

 ANNEXURE NUMBER  
BYLAE NOMMER

USE ZONE / GEBRUIKSONE

 SPECIAL  
SPESIAAL

GOEDGEKEUR DEUR DIE  
STADSRaad VAN RANDBURG

APPROVED BY THE TOWN  
COUNCIL OF RANDBURG

  
STADSKLERK / TOWN CLERK

25/8/94  
DATUM / DATE

GEBRUIKSONE • USE ZONES

KODE 132 • RANDBURG

DORPSBEPLANNINGSKEMA 1976 • BYLAE 31776

WYSIGINGSKEMA 1776 •

VEL 3 VAN 3 VELLE SHEET OF SHEETS

(g) Elevational treatment of all buildings and structures.

(h) The position, height, material and finishing off of boundary walls, gates and fences.

6. Buildings, including outbuildings hereafter erected on the erf, shall be located no less than 6 metres from any street boundary thereof. Such area shall, within a period of 6 months from the date of development of the erf, be developed by the registered owner as a parking area and garden or lawns to the satisfaction of the Council and shall be maintained as such. At least 30% of the building line area shall be landscaped if it is also used as parking.

If the Council is of the opinion that the portion is not being maintained, the Council is entitled to undertake such maintenance at the cost of the registered owner. No structures, including boundary walls or fences, shall be erected within this building restriction area.

(g) Aanwysingbehandeling van alle geboue en strukture.

(h) Posisie, hoogte, materiaal en afwerking van grensmure, hekke en omheininge.

6. Geboue, met inbegrip van buitengeboue wat hierna op die erf opgerig word, moet nie minder as 6 m van enige straatgrens af geleë wees nie. So-danige gedeelte moet binne 6 tydperk van 6 maande van die datum af waarop die erf ontwikkel word as parkeerarea, tuin of grasperk, deur die geregistreerde eienaar uitgelê of belandskap word, tot bevrediging van die Raad en dit moet as sodanig in stand gehou word. Ten minste 30% van hierdie boulyngebied moet belandskap word indien dit ook vir parkeerdoeleindes gebruik sou word.

Indien die Raad van mening is dat die gedeelte nie bevredigend in stand gehou word nie, is die Raad geregtig om sodanige instandhouding op koste van die geregistreerde eienaar te onderneem. Geen strukture, insluitende grensmure of heininge, moet binne hierdie boulyngebied toegelaat word nie.

KYA SAND

ERF 100

GOEDGEKEUR DEUR DIE  
STADSRaad VAN RANDBURG

APPROVED BY THE TOWN  
COUNCIL OF RANDBURG

STADSKLERK/ TOWN CLERK

30/3/74  
DATUM / DATE