



MSUNDUZI MUNICIPALITY
SUSTAINABLE DEVELOPMENT AND CITY ENTERPRISES
TOWN PLANNING
341 Church Street, Pietermaritzburg, 3201
☒ P.O. Box 1393, Pietermaritzburg, 3200
Tel: (033) 392 2576

ENQ Mr.S. Zondi

TEL: 033-392 3048

FAX: 033-392 2576

Ref:

ATT: Asanda Cele

07 November 2025

TOWN PLANNING INFORMATION IN RESPECT OF PTN 10 OF ERF 2621
PIETERMARITZBURG BEING : 20 CLUB LANE

This serves to confirm that the above property is zoned as “**MUNICIPAL & GOVERNMENT**” in terms of the Msunduzi Land Use Scheme.

Note that the issuing of a zoning certificate is not legislated in terms of the Spatial Planning and Land Use Management Act, Act 16 of 2013 (SPLUMA), therefore the Council accepts no liability to information provided.

Should you require any further information relating to this matter, please do not hesitate to contact this department.

Yours faithfully

MANAGER: TOWN PLANNING
K. KHUMALO

4.2.3 Municipal and Government

ZONE:	MUNICIPAL AND GOVERNMENT	
Statement of Intent:	A land use zone intended for buildings erected and used for National, Provincial and Municipal administration and services, inclusive of Traditional Council.	
Colour Notation:	Fill: Peach Puff R:255, G:218, B:185 Outline: Black R:000, G:000, B:000	
Applicability:	This Zone applies to the entire Municipal Area.	
Permissible (A)	Consent (B)	Prohibited (C)
• Arts and Craft Centre • Bus Depot* • Caretaker's Dwelling • Conservation Purposes • Fire Station • Flea Market • Garden Nursery • Government/Municipal • Heritage Purposes • Institution • Landfill* • Market • Mortuary* • Museum • Office • Parking Depot • Parking Lot • Place of Public Assembly • Place of Safety • Police Station • Prison • Public Open Space • Social Hall • Traditional Court-Inkantolo YeNkosi	• Cellular Telecommunication Infrastructure • Convention Centre • Educational Purposes • Exhibition Centre • Funeral Parlour • Parkade • Place of instruction • Place of Public Entertainment • Recycling Centre • Residential Building • Special Building • Utilities Facility • Mortuary	Land uses and buildings not listed in column (A) and (B).
ADDITIONAL CONTROLS		
1. *These uses shall only be freely permissible on Municipal or Government owned land. 2. The following controls shall apply in the case of Erf 240 Ashburton and Portion 3 of Erf 259 Ashburton: - 2.1. Freely Permissible uses: - 2.1.1. Child Minder 2.1.2. Crèche 2.1.3. Place of Public Entertainment 2.1.4. Recreational Purposes 2.1.5. Restricted Building 2.1.6. Shop 2.2. Consent Uses: - 2.2.1. Dwelling* (The maximum number of dwelling units shall be 9 units per hectare) 2.2.2. Place of Worship 2.2.3. Restaurant 2.3. The following development controls shall apply: - 2.3.1. Height: 2 storeys		

2.3.2. Coverage: 50%
2.3.3. Floor Area Ratio: 0,25

3. Subject to compliance with the following policies and/or By-laws: -
 - (a) Msunduzi Cellular Telecommunication Infrastructure Policy
 - (b) Msunduzi Market By-law
 - (c) Msunduzi Public Health By-law
 - (d) Msunduzi Crèches and Crèches-Cum-Nursery Schools By-law.
4. Un-serviced areas to comply with clause 7.5 of the Scheme.
5. All development shall be subject to obtaining all the necessary approvals in terms of the applicable legislation.
6. **Sobantu**
 - (a) Buildings shall not exceed the coverage specified herewith, provided that the Municipality may grant consent for a maximum of 10% additional coverage.
 - (b) On receipt of a written application, the Municipality may permit the erection of a building within the side or rear space, the application which will be valid for the life of the building concerned.
 - (c) No building other than boundary walls, fences or temporary buildings that are required in connection with building operations being conducted on the property shall be erected without a space, free of any building or structure, between it and one of the side boundaries and also between the building and the rear boundary of the property.
7. **Greater Edendale**
 - (a) No buildings shall be erected so as to contain a number of storeys, other than a basement, in excess of 3.
8. **Ashburton**
 - (a) Save with the Municipality's Consent, the Consent procedure to relax the Coverage, Floor Area Ratio and Height requirements may be waived provided that a fully motivated application is submitted to the Municipality and the written consent of the Owners of all abutting and any other properties determined by the Municipality is obtained.
 - (b) Save with the Municipality's Consent and, in respect of Erfs fronting onto any Provincial Road, with the permission of the Provincial Roads authority. The Consent procedure may be waived provided that a fully motivated application is submitted to the Municipality and the written consent of the Owners of all abutting and any other properties determined by the Municipality is obtained.
 - (c) The Building Line, Side and Rear Space requirements shall not over-rule the requirements of the National Building Regulations and shall be adjusted to meet these requirements accordingly.
 - (d) The Building Line in respect of Erven fronting onto any provincial road shall be subject to the requirements of the KwaZulu-Natal Provincial Roads Act, No. 4 of 2001, and shall be adjusted to meet the requirements of the legislation.
 - (e) The eaves of any building or structure shall not overhang the Front, Side and Rear Space by more than 1200 mm.
9. The following controls shall apply to **Erf 3237 Copesville**: -
 - 9.1. Building lines, side, and rear spaces:
 - a) A 30.48-metre-wide "no building" servitude, measured from the centreline of the main road 25, shall be registered on all properties fronting onto main road 25 along the frontage with the main road 25.

PARKING REGULATIONS

1. Refer to Appendix 8 for parking regulations.
2. The technical requirements for on-site parking shall be in accordance with clause 7.2 of the Scheme.

DEVELOPMENT PARAMETERS

Area	SPACE ABOUT BUILDINGS			Units per hectare	Min Erf size (m²)	Height (STOREYS)	Coverag e (%)	F.A. R
	Building line	Side space	Rear Space					

Pietermaritzburg	7m	1,5m	N/A	N/A	At the discretion of the Municipality
Sobantu	3m	1m			
Greater Edendale	3m	1m			
Ashburton	7,5m	2m	N/A	At the discretion of the Municipality	
All Other Areas	At the discretion of the Municipality in terms of the National Building Regulations and the KwaZulu-Natal Norms and Standards for Public Social Facilities				