



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:

07 November 2025

ATT: Asanda Cele

TOWN PLANNING INFORMATION IN RESPECT OF PTN 5 OF ERF 2618
PIETERMARITZBURG BEING : 179 JABU NDLOVU STREET

This serves to confirm that the above property is zoned as “**CORE MIXED USE 1**” 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

4.3.2 Core Mixed Use 1

ZONE:	CORE MIXED USE 1		
Statement of Intent:	A land use zone hat is intended to provide for the use of retail, entertainment, offices, residential, public facilities, and related commercial uses at high intensities within a Town Centre.		
Colour Notation:	Fill: Antwerp Blue R:000, G:064, B:128 Outline: Black R:000, G:000, B:000		
Applicability:	This Zone applies to the PMB CBD and may at the sole discretion of the Municipality be allowed in other areas.		
Permissible (A)	Consent (B)	Prohibited (C)	
• Bank • Beauty Studio • Betting Depot • Bus and Taxi Rank • Business Purposes • Butchery • Café • Caretakers Dwelling • Conservation Purposes • Dwelling • Exhibition Centre • Fast food Outlet • Flat • Government/ Municipal • Health and Beauty Parlour • Health Studio • Heritage Purposes • Informal Trading • Laundrette • Medical Office • Museum • Office • Parkade • Parking Depot • Place of Instruction • Private Conservation Area • Private Recreation Area • Residential Building • Restaurant • Service Workshop • Shop • Shopping Centre • Specialised Office • Tuckshop	• Adult Premises • Bottle Store • Car Wash • Casino • Cellular Telecommunication Infrastructure • Conference Facility • Convenience Shop • Funeral Parlour • Home Business • Hotel • Institution • Market • Motor Sales Premises • Night Club • Petrol Filling Station • Place of Instruction • Place of Public Assembly • Place of Public Entertainment • Service Industrial Building • Service Workshop • Social Hall • Special Building • Tavern • Utilities Facility • Veterinary Clinic	Land uses and buildings not listed in column (A) and (B).	
ADDITIONAL CONTROLS			
1. A casino shall require a casino license issued in terms of the KwaZulu-Natal Gaming and Betting Act, 2010 (No. 8 of 2010). 2. No work, including the erection of a building or structural alteration to a building, exterior painting of a building, or the erection or establishment of any sign, shall be executed without the prior consent of the Municipality having first been obtained therefor.			

3. All signs within the area bounded by Loop Street, Pietermaritz Street, Chapel Street and Commercial Road, shall observe such guidelines as may be established by the Municipality.
4. Where any building or structure is to be erected or established, or any major addition is to be made thereto, adjoining a site which contains a building or other item which has been listed in terms of clause 5.8 of the scheme, the Municipality may require such building, structure, or addition to be set back from the street boundary or the indicated road widening line notwithstanding any other provision of the scheme.
5. Such setting back mentioned in paragraph 3 above may be required to improve or enhance the setting of the listed building or item. Any person aggrieved by the Municipality's decision under this paragraph may make further application for the Municipality's consent, for the establishment of the proposed building or structure closer to the street boundary than previously decided by the Municipality. Any person aggrieved by the Municipality's decision on such application, may appeal.
6. Any person aggrieved by any decision of the Municipality made in terms of any regulation as made under the provisions of the scheme which regulates the design or external appearance of buildings, may appeal.
7. All landscaping shall be to the satisfaction of the Municipality.
8. The maintenance of buildings shall be subject to the provisions of clause 7.3 of the scheme.
9. The number of units per hectare allowable in any residential use shall be at the discretion of the Municipality.
10. Rear access lanes shall be subject to clause 5.2 of the scheme.
11. Waste Management shall be subject to clause 7.4 of the scheme.
12. The external appearance of all buildings, structures and other works shall be subject to clause 5.7 of the scheme.
13. No person shall commence the erection of any such building until the particulars of the development have been approved with or without conditions by the Municipality or in the case of any Appeal until such Appeal has been finally determined.
14. Subject to compliance with the following policies and/or bylaws: -
 - (a) Msunduzi Tavern Policy
 - (b) Msunduzi Tuckshop Policy
 - (c) Municipality's Public Health Bylaws.
 - (d) All signage and advertising shall comply with the Msunduzi Advertising Signs Bylaws.
15. The maximum permissible height of Buildings shall be 34m and, save with the consent of the Council, Buildings shall be at least 22m in height.
16. In addition to the foregoing, any development on a site fronting on to Church Street or Longmarket Street shall be contained below a vertical angle of 40° originating at ground level on the existing street boundary on the opposite side of the street.
17. There shall, be no specified minimum side or rear space which shall, however, be determined in terms of the National Building Regulations.

PARKING REGULATIONS

1. Historic Exemption limited to properties previously zoned General Business Sub zone1:
Generally, there shall be no statutory on site parking requirement for any use established in this Zone.

Save with the Special Consent of the Council, no vehicular access shall be permitted to any Site with frontage to Church Street ; Printing Office Street between Church Street and Drury Lane ; Timber Street ; Longmarket Street and Buchanan Street between Longmarket Street and Carbineer Street. Provided that the Council may, from time to time, make Regulations relating to the provision of emergency vehicular access ; goods servicing for Shops during off peak periods ; special parking/ stopping areas for elderly and incapacitated persons ; and servicing of banks by security vehicles. Furthermore, any person wishing to provide on site parking or any vehicular access elsewhere in this use zone shall seek the Council's Consent therefor.

2. Ingress to and egress from all parking and loading areas shall be to the satisfaction of the Municipality, save that no such ingress and egress shall be permitted direct to or from Langalibalele Street, Church Street, Boshoff Street or Chief Albert Luthuli Street, unless the Municipality is satisfied that the site could not otherwise be properly developed and that no undue traffic hazards would result therefrom.
3. No person shall erect, extend, add to, or alter any building or change the use of a building unless the Municipality is satisfied that sufficient parking spaces parking of motor vehicles of persons employed at or occupying the premises and unless facilities approved by the Municipality for the loading and unloading of vehicles are provided on the site.
4. No new vehicular access shall be provided to any site, nor shall any provision be made within any site or building development for the parking thereon or therein of any motor vehicle, without the consent of the Municipality first having been obtained. Before granting its consent the Municipality shall satisfy itself that the particular street on to which the site fronts is capable of accommodating the additional traffic and that no undue hazard to pedestrian and vehicular traffic will be caused. In granting any such consent the Municipality may impose, inter alia, conditions limiting the number and size of vehicles to be accommodated on the site.
5. Refer to Appendix 8 for parking regulations.
6. The technical requirements for on-site parking shall be in accordance with clause 7.2 of the Scheme.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS			Units per hectare	Min Erf size (m ²)	Height (STOREYS)	Coverage (%)	F.A. R
Building line	Side space	Rear Space					
Nil	N/A		N/A	500	34m	100; Residential 50	4,50; Residential 2,00