



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:1/6/525

03 April 2025

ATT: Marese Ruiters

TOWN PLANNING INFORMATION IN RESPECT OF PTN 10 OF ERF 832
PIETERMARITZBURG BEING : ACACIA PARK

This serves to confirm that the above properties is zoned as “**SPECIAL AREA 36**” 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

4.11.35 Special Area 36: Acacia Park

ZONE:	SPECIAL AREA 36	
Statement of Intent:	A land use zone that provides for land uses and buildings with a limited mix of land uses as listed below, which shall apply on portion of Remainder of Erf 832 Pietermaritzburg (Portion 10 of Erf 832 Pietermaritzburg).	
Colour Notation:	Fill: Grey Cross Hatch R:156, G:156, B:156 Notation: "36" Outline: Black R:000, G:000, B:000	
Permissible (A)	Consent (B)	Prohibited (C)
• Convenience Shop • Dwelling • Flat • Medium Density Housing • Place of Instruction • Private Open Space	N/A	Land uses and buildings not listed in column (A) and (B).
ADDITIONAL CONTROLS		
1. The area of the Convenience Shop shall not exceed 100m². 2. As indicated on the layout plan an area of not less than 5600m² shall be reserved as private open space and shall be maintained as such. 3. The land development applicant and the relevant local government body shall provide and install the services in the land development area, as provided for in the services agreement in terms of Section 40 of the Development Facilitation Act. 4. The proposed development shall meet the specifications and standards as prescribed in the National Building Regulations and Building Standards Act, 1977 (as amended), or any law authorising a local government body to make building regulations or bylaws. 5. The operation of the section 47 of the Town Planning Ordinance No 27 of 1949, section 2 (1) (a) of the Removal of Restrictions Act, No. 84 of 1967 and section 18 of the Pietermaritzburg Extended Powers Ordinance No. 14 of 1936 shall be suspended in respect of the land development, however upon registration of a certificate of consolidated title in respect of Portion 10 of Erf 832 Pietermaritzburg, the aforementioned legislation shall again, where applicable, become operative. 6. Upon the transfer of land from the Transitional Local Council the Land Development Area shall be owned and maintained by the Msunduzi Housing Association (MHA) for a minimum period of four years after which the units could be sold to private owners. 7. The development shall yield not more than 300 units Which shall be divided as follows: - (i) 30 single storeys three-bedroom units (ii) 30 one-bedroom double storey units (iii) 240 two-bedroom double storey units 8. The development shall be fenced properly with only two controlled points of access being provided from both Phillip Nel Crescent and Oribi Road. 9. The land development applicant shall in the event of the area shown on the layout plan or settlement plan approved as part of the relevant land development application comprising more than one piece of land, show that all such pieces of land are owned by one person or body or all such owners have granted a power of attorney in favour of the same person or body, including one of such owners, authorising the latter to transfer initial ownership on their behalf.		

10. The approval granted herein is subject to formal approval of the Department of Agriculture and Environmental Affairs being obtained.
11. Residential units being built in accordance with the minimum sizes initially proposed: -
 - One-bedroom units - 33 m²
 - Two-bedroom units - 45 m²
 - Three-bedroom units - 54 m²
12. No direct access from the houses onto Oribi Road, and a road widening (not at Philip Nel, but at another point on Oribi Road) to create one more lane through which the traffic would feed either onto or off Oribi Road, through the single access/exit point so as not to hinder traffic.
13. Recommendations set out in the Geotechnical investigation prepared by Terratest Incorporated being adhered to.
14. Recommendations as set out in Preliminary Environmental Scoping Report by Dr D G Slade must be followed especially with regard to an Environmental Management Plan.
15. All Medium Density Housing development shall be subject to the design requirements contained in clause 7.1 of the scheme.
16. Subject to compliance with the provisions of the following policies and/or bylaws: -
 - (a) Municipality's Public Health Bylaws

PARKING REGULATIONS

1. 1 parking bay per unit and 1 visitors parking bay per 6 units shall be provided.
2. On-site parking for any use not specified herein shall be provided in accordance with the requirements for those uses where they appear elsewhere in the scheme.
3. Provisions shall be made for loading and unloading spaces in accordance with the Municipality's requirements.
4. 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					
N/A	N/A	N/A	50	As per approved Site Development Plan	2	As per approved Site Development Plan	As per approved Site Development Plan