



MSUNDUZI MUNICIPALITY
SUSTAINABLE DEVELOPMENT AND CITY ENTERPRISES
TOWN PLANNING
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Ref:1/6/25885

03 April 2025

ATT: Marese Ruiters

TOWN PLANNING INFORMATION IN RESPECT OF PTN 86 OF ERF 3127
PIETERMARITZBURG BEING : FORT NAPIER , NAPIERVILE

This serves to confirm that the above properties is zoned as “**GENERAL RESIDENTIAL 3**” 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

4.6.11 General Residential 3

ZONE:	GENERAL RESIDENTIAL 3	
Statement of Intent:	A land use zone that provides for land uses and buildings for higher density that provides wide range of residential accommodation with an increasing number of appropriate ancillary land uses which service the daily needs of a residential community.	
Colour Notation:	Fill: Light Brown with Black Vertical Hatch R:204, G:102, B:000 Outline: Black R:000, G:000, B:000	
Applicability:	This Zone applies to the PMB and may at the sole discretion of the Municipality be allowed in other areas.	
Permissible (A)	Consent (B)	Prohibited (C)
• Bed and Breakfast • Boarding House • Caretaker's Dwelling • Conservation Purposes • Dwelling • Flat • Garaging • Guest House • Hostel • Hotel • Medium Density Housing • Outbuilding • Residential Building • Self-contained Residential Unit/ Granny's Flat	• Agricultural Building • Agricultural Land • Cellular Telecommunication Infrastructure • Health and Beauty Parlour • Health Studio • Home Business • Institution • Office** • Park Home Estate • Parking Lot • Place of Instruction • Place of Worship • Private Recreation Area • Retirement Centre • Social Hall • Special Building • Tuckshop	Land uses and buildings not listed in column (A) and (B).
ADDITIONAL CONTROLS		
1. *Provided the written consent of all abutting owners and any other owners the Municipality may determine, is obtained, the Municipality may waive the consent procedure. 2. **The building shall, in the opinion of the Municipality always conform in its external appearance to the definition of a dwelling as contained in the scheme. 3. 4. The Municipality shall not approve any Special Building wherein any trade, business, sale, storage or display of goods is involved, whether or not a trade licence is required. 5. All Medium Density Housing development shall be subject to the design requirements contained in clause 7.1 of the scheme. 6. All new dwellings comprising a Medium Density Housing development, shall observe a side and arear space of not less than 4,5m. 7. 8. Side and rear space shall be increased by 1,5m for each additional storey above three storeys, for the full height of the building, above three storeys. Provided that, in the case of the Municipality having granted its consent for relaxation of the minimum mean width, the side and rear spaces may be relaxed by an amount, the sum of which does not exceed the relaxation of mean width.		

9. The Municipality may grant its consent for relaxation of the side and rear space requirements, in respect of Residential Buildings, Flats, outbuildings and structures including single detached Dwellings.
10. The Municipality may grant its consent where it is of the opinion, having regard to the location of the site, its shape and other characteristics, the nature of the neighbourhood and the location of existing buildings, that the site concerned is suitable for the erection of Flats, to a relaxation of the minimum erf size requirements, by an amount not greater than 10% of the minimum specified area and/or Frontage, as the case may be.
- 11. 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.
- 12. Greater Edendale:**
- (a) No buildings shall be erected so as to contain a number of storeys, other than a basement, in excess of 3.
13. For the purposes of establishing side and rear spaces in terms of this clause, the eaves of any building or structure shall not overhang the side space and rear space by more than 1200mm, excepting that when a greater eaves overhang is provided, the required side space or rear space as the case may be, shall be increased by the amount the eaves overhang exceeds 1200mm.
14. Subject to compliance with the provisions of the following policies and/or bylaws: -
- (a) Msunduzi Boarding House Policy
 - (b) Msunduzi Bed and Breakfast Policy
 - (c) Msunduzi Cellular Telecommunication Infrastructure Policy
 - (d) Msunduzi Public Health By-Law
 - (e) All signage and advertising shall comply with the Msunduzi Advertising Signs By-Law

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

SPACE ABOUT BUILDINGS			Units per hectare	Min Erf size (m ²)	Height (STOREYS)	Coverage (%)	F.A. R
Building line	Side space	Rear Space					
7m	3m		N/A	900	N/A	40	1,50