

Msunduzi Single Land Use Scheme: Amendments and Additions to the Scheme

1. Land Use Definition Changes and Amendments

Land Use Definition	Amendment	Notes/Comments
Clinic	Deleted	Collapsed under Health Care Facility Definition
Hospital	Deleted	
Shop	Means a building or part of a building used for the purpose of providing a service and or conducting any retail or wholesale trade where the primary purpose is the display and sale of goods. <b>This definition excludes a motor spares shop.</b>	Addition of exclusion
Home Activity	Collapsed under the Home Business	Home Activity replaced with Home Business
Home Business	Means a business conducted by the owner of a property, who shall reside thereon, provided that the Municipality may in certain circumstances, upon application to it and provided that the Municipality is satisfied that the primary use of the dwelling as a residence will in no way be prejudiced, permit the activity to be conducted by a person other than the owner. <b>A home business shall exclude industry type activities such as welding and panel beating etc.</b>	Addition of exclusion
Builder's Yard	Means premises which is used for the storage or sale of building material and equipment including buildings ancillary thereto. <b>This definition includes a hardware store/shop.</b>	Inclusion of hardware store/shop to definition
Motor Sales Premises	Means land, a building or part of a building other than a Parking Depot, used or designed for the sale and exchange of motor vehicles by way of trade or for the purpose of gain and may include land associated with such uses together with the sale of spares and items ancillary and incidental to the motor trade, all at the discretion of the Municipality but shall specifically exclude a Petrol Filling Station <b>and a Motor Workshop.</b>	Definition now excludes motor workshop
<b>Motor Showroom</b>	<b>Motor Showroom collapsed under Motor Sales Premises</b>	Motor Showroom replaced with Motor Sales Premises
Agricultural Land	Means arable, meadow, or pasture land, market gardens, poultry farms, nursery gardens and land used for the purpose of breeding or keeping domestic animals, poultry or bees, or agriculture and includes any buildings associated therewith. <b>This land use does not include the breeding of animals for commercial production and/or gain.</b>	Addition of limitation
Place of Public Entertainment	Means land or a building, or portion of a building, constructed or designed or adapted to be used as a place of entertainment to which members of the public have access to and includes a theatre,	Deleted night club and bar premises licensed to sell alcohol for on-site consumption, which are already

	<p>cinema, music hall or concert hall, <del>night club, bar premises licensed to sell alcohol for on-site consumption, a shisanyama</del> and may provide eating facilities, an exhibition hall whether of agriculture, trade or industry or otherwise, a public hall used generally for several of such purposes on occasions as and when required a skating rink; a billiard saloon, an amusement park, racecourse or race track for animals or vehicles or sports ground where an admission charge may be applicable.</p> <p>Notwithstanding the above any other uses not listed are at the discretion of the Municipality and may require its consent.</p> <p>Bar definition collapsed under this land user</p>	defined in the scheme. Introduction of a shisanyama under the definition.
Restaurant	<p>Means a building or part of a building used for the preparation and sale of food for on- or off-site consumption and may include (provided it is licensed) the sale of malt, wines and spirits, to customers for consumption on the premises only. <del>This definition excludes a shisanyama.</del></p>	Addition of exclusion
Garaging	<p>Means <b>a building/s</b> for the parking of motor vehicles, <del>and includes a carport but does not include for public garage, motor repair garage, filling station or any commercial use without consent of the Municipality.</del></p>	Amendment of entire definition
Outbuilding	<p>Means a structure, whether attached or separate from the main building, <del>which is ancillary and subservient to the main building on a land unit. It shall not exceed 25% of the main dwelling coverage. Save with Consent of the Municipality the size may be increased to a maximum of 40% of the main dwelling coverage. The outbuilding shall not be used for business purposes save with the consent of Municipality. Refer to Section 5.34 for additional controls.</del></p>	Amendment of entire definition
Betting depot	<p>Means a building or structure other than a "Casino" and "Racecourse" as defined in this Scheme, that are named or described in a license issued in terms of the National Gambling Act, No. 7 of 2004, or applicable provincial law, and where gambling activities are conducted. It may include:</p> <ul style="list-style-type: none"> <li>a) Limited pay-out machines;</li> <li>b) Bookmaker Agencies;</li> <li>c) Totalisator Agencies;</li> <li>d) Tattersalls;</li> <li>e) Bingo Hall;</li> <li>f) Gaming Hall; etc.</li> </ul>	Amendment of entire definition

	The standards for gambling premises must be maintained, as described in Section 17 of the National Gambling Act, No. 7 of 2004.	
Bed and breakfast	Means the provision of short-term accommodation for travellers in, or in conjunction with a dwelling. <b>The Short Term Accommodation may include backpackers lodge and online accommodation bookings but excludes Student Accommodation and a Hotel. The Bed and Breakfast establishment shall comply with the approved policy</b>	Amendment of entire definition
Dwelling	Means a building, <b>with inter-connected suite of rooms containing a kitchen and the applicable ablutions, used for the living accommodation and housing of one household, together with such outbuildings and subsidiary dwelling units as is ordinarily permitted therewith. Save with the Consent of the Municipality a second kitchen may be permitted. Additional dwelling units shall exclude auxiliary units.</b>	Amendment of entire definition
Medium Density Housing	Means <b>three or more buildings</b> which has been designed as a harmonious entity together with such Outbuildings as are ordinarily used therewith.	The definition has been change from four building to three buildings
Boarding House	Means <b>a dwelling house where the habitable rooms are rented out for an extended period by the resident owner / occupant to unrelated persons and communal facilities such as the kitchen, lounge, dining room and bathrooms are shared by the boarders. A boarding house shall comply with the approved policy.</b>	Amendment of entire definition
Self-contained residential unit/ Granny's Flat	Means a self-contained, interleading group of rooms, with not more than one kitchen and used for the living accommodation. It is an Ancillary to the dwelling and shall not exceed 30% of the dwelling size. Save with Consent of the Municipality the size may be increased to a maximum of 50% of the dwelling size. The Unit shall not be used for business purposes, save with the consent of Municipality.	New definition (reintroduction of land use)
Guest House	means a resident owner managed commercial accommodation establishment for not more than (10) lettable rooms, and which is primarily aimed at the tourist and/or business market, operated from a private single Dwelling House, where the facilities and services offered are for the exclusive use and benefit of transient overnight guests. It may include land used for functions such as conferences, promotions, receptions and/or recreation facilities associated with, but secondary to the residential use of land and used exclusively by the residents and guests of the facility. The establishment exceeds the restrictions of a bed and breakfast establishment.	New definition (reintroduction of land use)
<b>Land Use amendments within Land Use Zones</b>		
Caretaker's Dwelling	Introduced as a special consent use under all special residential zone, general residential zones and Intermediate Residential. Free Entry under General Residential (Hotel)	

	Additional Clause introduce under Special Residential and Intermediate Residential
Guest House	Introduced as a special consent use under All Special Residential Zones, Equestrian Residential Zone, Rural Residential Zone, Public Housing  Introduced as a Permissible use under all General Residential Zones, Low Impact Mixed Use, Medium Impact Mixed Use
Specialise Office	Introduction of specialised office as a consent use within Special Residential 1-3A.
Boarding house	Moved from consent use to permissible use under the Low Impact Zone
Bed & Breakfast and Guest House	Introduced as permissible use under the Low Impact Zone
Office	Moved to permissible uses under the General Industry and Introduced as a permissible use under the Light Industry Zone.
Self-contained Residential Unit/ Granny's Flat	Introduced as permissible use under all special residential zones, a and a consent use under Intermediate Residential, General Residential 1-4, Equestrian Residential 1, Agriculture 1 and 2
Transport Depot	Introduced as a consent use under Garage and Petrol Filling Station
Medium Density Housing	Introduced as a consent use under SR1
<b>Amendment of development parameters within Land Use Zones</b>	
<b>Zone</b>	<b>Amendment</b>
Educational Zone	The rear and side space within the central city and outside should be the same. The proposal is 3m side and rear space.  Minimum Erf shall now be at the discretion of the Municipality
Health and welfare	Minimum Erf Size (m <sup>2</sup> ) amended from 2000sqm to now being at the discretion of the Municipality
Low Impact Mixed Use	minimum erf size amended from 1000m <sup>2</sup> to 500m <sup>2</sup>
Mixed Use 1	<ul style="list-style-type: none"> <li>• minimum erf size amended from 1800m<sup>2</sup> to 900m<sup>2</sup></li> <li>height restriction increased from 2 storeys to 4 storeys</li> </ul>
General Industry	-Edendale controls-Minimum erf size amended from 3000m <sup>2</sup> to 1000 m <sup>2</sup>
Light Industry	Minimum Erf size applicable to Greater Edendale amended from 3000 m <sup>2</sup> to 1000 m <sup>2</sup> .
SR1A	building line be changed from 7,5m to 3m
SR 2	Amendment of units per hectare amended from 25 to 22
SR2A	building line be changed from 7,5m to 3m and side and rear from 3m to 1,5m
SR3	building line be changed from 7m to 3m and Side/ Rear Spaces to 1.5m
SR3A	building line be changed from 7,5m to 3m and Side/ Rear Spaces to 1.5m Rear space in PMB changed from 3m to 1,5m
SR4	<ul style="list-style-type: none"> <li>• Side/ Rear Spaces amended from 1m to 1.5m</li> <li>• Height amended from 3 to 2 storeys.</li> </ul> Amendment of units per hectare amended from 10 to 11
SR5	<ul style="list-style-type: none"> <li>• building line amended from 7m to 3m</li> <li>• Amendment of units per hectare amended from 7 to 8</li> </ul>
Institution	The rear and side space within the central city and outside should be the same. The proposal is 3m side and rear space. Previously

	Side =3m central city; 4,5m Rear =5m central city; 9m
Worship	The rear and side space within the central city and outside should be the same. The proposal is 3m side and rear space. Previously Side=3m central city; 4,5m Rear=5m central city; 9m Minimum Erf size amended from 1000sqm to being at the At the discretion of the Municipality.
Rural Residential	<ul style="list-style-type: none"> <li>Building line amended from 6m to 3m, and side/rear spaces from 2m to 1.5m.</li> </ul> Units per hectare amended from 1 unit per 1000m <sup>2</sup> to 1 unit per 500m <sup>2</sup>
Introduction of new clause under Agri 2, SR, IR, Equestrian Res, Rapid Urbanisation, and RR	Introduction of additional clause; Land uses that requires consent procedures to be waived -Tuckshop, should be acquired with written consent from neighbours, applicable to proposal with tuckshops with 50m <sup>2</sup> or less. If the proposed tuckshop net space area is more than 50m <sup>2</sup> a full consent application will be required.
IR	<ul style="list-style-type: none"> <li>Minimum Erf sized amended from 1200 to 500sqm</li> <li>Height amended from 2 to 3 storeys</li> </ul> Side and rear Amended to 3m
GR1 to 4	Self-contained Residential Unit/ Granny's Flat & a caretakers Dwelling moved to permissible uses
Student Village	<ul style="list-style-type: none"> <li>Coverage increased from 70 to 80</li> </ul> FAR increased from 1 to 2,00
Rapid Urbanisation	<ul style="list-style-type: none"> <li>Height amended from 2 to N/A</li> <li>Coverage amended from 800% to N/A</li> </ul> FAR amended from 1,50 to N/A
Ashburton	Minimum Erf requirements in the Ashburton area relaxed.
<b>LAND USES THAT NEED TO BE INCLUDED IN OTHER ZONES</b>	
<b>Land Use</b>	<b>Zone</b>
Telecommunication mast /Cellular Telecommunication Infrastructure	Introduced as a consent use across Worship zone, Active Public Open Space & Passive public open space and under all Special residential zones
Funeral Parlour	Introduced as a consent use under Medium Impact Mixed Use
Boarding House	Moved from consent use to a permissible use under General
Private Recreation Area	<ul style="list-style-type: none"> <li>private recreation area has been included as a free entry and consent use, it should be a permissible use under the Education Zone</li> <li>introduced as a free entry use under Active Public Open Space and Institution zone</li> </ul>
Passive Public Open Space	introduced as free entry use as per Ashburton scheme
Tuckshop and Museum	Core mixed Use - Tuckshop is currently a consent use, it should be made a permissible use while considering that you are allowed shop & business purposes uses as permissible uses - Museum has been included as a free entry and consent. The use is now a permissible use.
Tuckshop	Tuckshop should be a consent use across all general residential zones
Residential Building	Introduced as a permissible use under IR

	Introduced as a consent use under Agi 1 and 2
Flat	Introduced as a permissible use under IR
Health and Beauty Parlour	Introduced as a permissible use under Transitional Zone 1
Health Studio	Introduced as a permissible use under Transitional Zone 1
Social Hall	Removed as a consent use under SRA 2 and 3
<b>Land Use Zone changes</b>	
Transitional Office	Zone deleted since it offers similar uses to the Transitional Zone 1. All Transitional Office zoned properties should be changed to Transitional Zone
Transitional Zone 1	<ul style="list-style-type: none"> <li>Boarding House, Caretaker's Dwelling, Crèche, Flat, Health and Beauty Parlour and Health Studio introduced as permissible uses.</li> </ul> Educational Building introduced as a consent use
Protected Area 1	Additional controls added
Private Open Space	Inclusion of Ashburton development parameters
General Industry	<ul style="list-style-type: none"> <li>Factory, paper Mill, Warehouse, water bottling plant introduced a new freely permissible use.</li> <li>Office moved from consent uses to to permissible uses</li> <li>Transport depot and escort agency introduced as consent uses</li> </ul> Additional controls included
Light Industry	<ul style="list-style-type: none"> <li>Factory, Office and water bottling plant introduced as permissible uses</li> <li>Transport Depot introduced as a consent use</li> </ul> Additional controls included as per Ashburton scheme
Extractive Industry	<ul style="list-style-type: none"> <li>Mining operation, petroleum production operation and quarry introduced as permissible</li> </ul> Additional controls included
Logistics	Additional controls included
SR 1	<ul style="list-style-type: none"> <li>Government subsidized housing introduced as a permissible use</li> <li>Tavern replaced with Bottle store</li> <li>Guest house, caretaker's dwelling, self-contained residential unit/Granny Flat and Specialised Office introduced as consent use</li> </ul> Additional controls introduced
SR 1A	<ul style="list-style-type: none"> <li>Caretaker's dwelling, guest house, self-contained-residential unit/granny flat and specialised office introduced as consent use</li> </ul> Additional controls introduced
SR2	<ul style="list-style-type: none"> <li>Caretaker's dwelling, guest house, self-contained-residential unit/granny flat and specialised office introduced as consent use</li> <li>Tavern replaced with Bottle store</li> </ul> Additional controls introduced
SR2A	<ul style="list-style-type: none"> <li>Caretaker's dwelling, guest house, self-contained-residential unit/granny flat and specialised office introduced as consent use</li> </ul> Additional controls introduced
SR3	<ul style="list-style-type: none"> <li>Caretaker's dwelling, guest house, self-contained-residential unit/granny flat and specialised office introduced as consent use</li> </ul>

	<ul style="list-style-type: none"> <li>Tavern replaced with Bottle store</li> </ul> Additional controls introduced
SR3A	<ul style="list-style-type: none"> <li>Caretaker's dwelling, guest house, self-contained-residential unit/granny flat and specialised office introduced as consent use</li> </ul> Additional controls introduced
SR4	<ul style="list-style-type: none"> <li>Caretaker's dwelling, guest house and self-contained-residential unit/granny flat introduced as consent use</li> <li>Tavern replaced with Bottle store</li> </ul> Additional controls introduced
SR5	<ul style="list-style-type: none"> <li>Caretaker's dwelling, guest house and self-contained-residential unit/granny flat introduced as consent use</li> <li>Tavern replaced with Bottle store</li> </ul> Additional controls introduced
GR1	<ul style="list-style-type: none"> <li>Guest house introduced as a permissible use</li> <li>Caretaker's dwelling, self-contained-residential unit/granny flat and tuckshop introduced as consent use.</li> </ul> Additional control introduced
GR2	<ul style="list-style-type: none"> <li>Guest house introduced as a permissible use</li> <li>Caretaker's dwelling, self-contained-residential unit/granny flat and tuckshop introduced as consent use.</li> </ul> Additional control introduced
GR3	<ul style="list-style-type: none"> <li>Guest house introduced as a permissible use</li> <li>Caretaker's dwelling, self-contained-residential unit/granny flat and tuckshop introduced as consent use.</li> </ul> Additional control introduced
GR4	Guest house and Caretaker's dwelling introduced as a permissible use
IR	<ul style="list-style-type: none"> <li>Flat and Residential Building introduced as permissible uses</li> <li>Caretaker's dwelling, self-contained-residential unit/granny and tuckshop introduced as consent use.</li> </ul> Additional controls introduced
ER1	Guest House and self-contained-residential unit/granny flat introduced as consent use.
RR	<ul style="list-style-type: none"> <li>Government Subsidized Housing, Graves-Amathuna Asekaya, Household Garden-Isivande, Kraal-Isibaya, Royal Residence-Isigodlo and Traditional Health Practice introduced as permissible uses</li> <li>Tavern replaced with Bottle store</li> <li>Beauty Studio, Café, Guest House, Medium Density Housing, Place of Safety and retirement Centre introduced as consent uses</li> </ul> Additional controls introduced
Student Village	Additional control introduced.
Public Housing	<ul style="list-style-type: none"> <li>Government Subsidized Housing and Household garden-Isivande introduced as permissible uses</li> </ul> Guest House introduced as a consent use
Bus and Taxi Rank	Transport Depot introduced as a consent use.
Utilities and Services 1	Power Generation Plant introduced as a permissible use.
<b>ADDITIONAL CLAUSE</b>	
ADDITION OF ADDITIONAL CLAUSE UNDER ALL RESIDENTIAL ZONES	<ul style="list-style-type: none"> <li>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 provided where not more than 2 dwellings are to be established.</li> </ul>

	Under the Equestrian Zone clause 2.3 minimum size of an Erf on which a Medium Density Housing amended from 2ha to 3000sqm
Airport	Additional controls: Clause 4 amended The hotel buildings will be a maximum of two storeys supported by parking facilities for guests and staff", the clause should be replace with "Civil Aviation Authority shall determine permissible height for all consent uses
Bus and Taxi Rank	<ul style="list-style-type: none"> <li>Additional controls: Clause 1 'A shop may be limited to 100m²", limitation removed.</li> </ul>
Office Zone	Additional controls : Clause 2 limitation of office size removed

## 2. General Definitions

Introduction of the following new definitions:

- Transient Guest: Means a person who is provided temporary accommodation on a property that is not their permanent place of residence, for a continuous period not exceeding 30 consecutive days at a time.
- Family: Means a single person maintaining an independent household, two or more persons related by blood or legally maintaining a common household.
- Habitable rooms: Means any room designed for human occupation, but excludes bathrooms, toilets, water closets, staircases, passageways, domestic garages, lifts, photographic dark rooms, kitchens, sculleries, domestic laundries or cold rooms.
- "lapa" means a partially fenced or thatched enclosure used for outdoor meals and informal social gatherings in connection to a residential dwelling
- Habitable rooms- Means any room designed for human occupation, but excludes bathrooms, toilets, water closets, staircases, passageways, domestic garages, lifts, photographic dark rooms, kitchens, sculleries, domestic laundries, cold rooms, or basements.

## 3. Clause amendments/changes

### 3.1. Section 1

(a) Predominant Use of Land or Buildings from Ashburton Scheme collapsed under the Clause 1.14 of the Msunduzi Scheme.

### 3.2. Section 3

(a) Clause 3.1.3 from Msunduzi Scheme amended with clause 3.1.6 from Ashburton scheme, with the addition of of clause 3.1.6 (d)

### 3.3. Section 4:

Agriculture 1, amendment of statement of intent A land use zone that is intended for the identification, reservation and protection of land that has very high potential agricultural land, where the primary activity is the extensive agricultural production of crops, plantations, mostly free-roaming livestock, poultry, etc." ~~This land use zone shall contain Category A-C agricultural land as classified in terms of the Guidelines published from time to time by the KZN Department of Agriculture and Rural Development"~~

### 3.4. Section 5



- (a) Clause 5.1.2 amended to include Traditional Community Areas; "Where a township is established for the erection of dwelling units wholly or partly financed by the State **or areas within Traditional Community Areas**, the Municipality may authorise a reduction in the minimum prescribed frontages."
- (b) Clause 5.7.1.1 amended with clause 5.8.3 from Ashburton Scheme.
- (c) Clause 5.7.3 amended with the inclusion of "to the Municipal Planning Appeal Authority.
- (d) Amendment of Clause 5.46.1 All listed buildings shall require a permit from the KZN Amafa for the demolition, alteration or addition to a structure which is, or which may reasonably be expected to be older than 60 years in terms of the ~~KwaZulu-Natal Heritage Resources Act, 2008 (No. 4 of 2008)~~ **Kwazulu-Natal Amafa and Research Institute Act, 2018 (No. 5 of 2018)**.
- (e) Clause 5.22.1 addition of the Msunduzi SOP ""Any person who erects, alters or extends any building, or uses such building, or develops or uses any land within the area of effect of the scheme which is in conflict with any provision of this scheme, or the terms and conditions of any approval granted therefore by the Municipality, and who does not comply with the provisions of any notice which the Municipality shall serve, shall be guilty of an offence and be liable for prosecution and recovery of any fines and infringement levies by the Municipality as contemplated in Chapter 7 of the Msunduzi Municipality Spatial Planning and Land Use Management By-Law **and the Msunduzi Standard Operating Procedures**.
- (f) Clause 5.26- Additional provisions applicable to home activity-deleted
- (g) Additional clauses added to clause 5.27(now 5.31) relating to Additional provisions applicable to home activity
- (h) Clause 5.6.4.1.3. – amendment of curtilage size from 150sqm to 200sqm
- (i) Introduction of clause 5.6.1.9, clause 5.7.9, clause 5.21.3, clause 5.26.6(f), clause 5.31.10-5.31.12, clause 5.36, clause 5.37, clause 5.38, clause 5.40, clause 5.41, and clause 5.53
- (j) Incorporation of Ashburton scheme clauses to scheme, the clauses that now appears as clause 5.1 and clause 5.6.2.1., clause 5.7.5, clause 5.8, clause 5.9,5.10, clause 5.13, clause 5.14, clause 5.16.5-15.16.6, clause 5.20.4-5.20.5, clause 5.26.2-5.26.4, clause 5.50, clause 5.51, clause 5.52
- (k) Incorporation of clauses from Rural policy to scheme that now appears as clause 5.45, clause 5.48, clause 5.49
- (l) Amendment of clause 5.34
- (m) Clause 5.3.5 amended retaining wall height amended from 2m to 3m
- (n) Clause 5.32.1.3 & 5.32.1.4 collapsed and amended to the the establishment should comply with the Bed and Breakfast Policy
- (o) Clause 5.47.1-addition of adjoining neighbours
- (p) Addition of clause 5.47.4 A relaxation of building line, rear and side spaces shall not be required when submitting a SPLUMA application if the existing building structures have been previously approved by the municipality. The property owner shall be required to provide proof of such approval in order for an exemption to be granted.
- (q) Clause 5.6.2.1 amended as follows "5.6.2.1 Unless where otherwise stated, no new subdivision in the zones referred to in the Table below shall have an area less than the specified minimum Erf size as reflected in the table"
- (r) Addition of clause 5.6.2.4 "The municipality may grant relaxation up to a maximum of 10% less of the specified minimum Erf size upon consideration of circumstances peculiar to the development. "
- (s) Addition of clause 5.5.1.3.1 and 5.5.1.3.2.

### 3.5. Section 6

## Management Overlays Amended

### 3.5.1. AMO

- Clause 6.8.1.1 AMO- KZN DARD Categories replaced with National DALRRD Protected Areas
- Addition of clause 6.8.1.3.2-6.8.1.3.5,
- clause 6.8.1.3.1.2- updated legislation and policies to
- Clause 6.8.1.5.2 deleted

### 3.5.2. EMO

- Addition of clause clause 6.8.2.3.2(b), 6.8.2.3.2 9, clause 6.8.2.4.5, clause 6.8.2.4.5,
- Addition made to clause 6.8.2.4.4 and clause 6.8.3.4.1
- clause 6.8.2.3.4-updated legislation and policies
- 

### 3.5.3. HRMO

- clause 6.8.3.3.3-updated legislation and policies
- Addition of clause 6.8.3.3.5, clause 6.8.3.4.4-6.8.3.4.4, clause 6.8.3.5.5

### 3.5.4. DZMO

- Addition of clause 6.8.4.3.3.
- Clause 6.8.4.3.4 updated with latest policies
- Addition made to clause 6.8.4.4.4
- Clause 6.8.5.3.4 updated with latest policies

### 3.5.5. LUMO

- Addition of clause 6.8.5.3.3
- Clause 6.8.5.3.4. updated with latest policies

## 3.6. Section 7

### 3.6.1. Clause 7.1.

(a) Amendment of clauses 7.1.1 as per comments received

Within any zone where medium density housing may be established, the maximum number of dwelling units, shall be obtained by dividing the registered surveyed area of the property by the appropriate minimum erf applicable to that zone and raised to the next whole number, but shall not exceed the number of units per hectare prescribed under the respective land use zone. Where no minimum Erf size has been prescribed then medium density housing may be established on any site 2000m<sup>2</sup> or larger in extent. (Site size reduced from 3000sqm to 2000sqm)

(b) Addition of clause from Ashburton scheme now referred to as clause 7.1.2-7.1.3 and clause 7.1.9-7.1.14

### 3.6.2. Clause 7.2

(a) Addition of clause 7.2.1-7.2.2 from Ashburton Scheme

3.6.3. Incorporation of clause 7.9. from as burton scheme

#### 4. Amendments / Additions to Appendixes

##### 4.1. Appendix 1

- An amendment of the heading is required to "Scheme Amendment Relating to Individual Properties".
- Introduction of Categorisation of regulations for approvals in terms of Appendix 1.

##### 4.2. Appendix 8: Parking regulation Amendments

Land Use	Amendment or addition
Dwelling (3 bedrooms)- 1,5 bay per dwelling	Amended from 1,5 bays per dwelling to 2 bays per dwelling
New clause under Residential land uses	<ul style="list-style-type: none"> <li>• Parking of Vehicles above 5 ton of mass are expressly prohibited within Special residential, Intermediate Residential and General Residential Zones, save with consent from the municipality.</li> <li>• Maximum permissible parking facilities for dwellings: 1 bay per bedroom and above such provisions, a consent from adjoining neighbour and a motivation from the property owner shall be required before an approval is granted.</li> </ul>
Motor Workshop	Amended from A gross area equal to 15% of the total Floor area of the main Building or Buildings, or equal to 10% of the erf area, whichever is the greater, save with the consent of the Municipality to 2 bays per 100m <sup>2</sup> of gross floor area similar to Motor sales premises
Business purposes	Amended from 1,2m <sup>2</sup> of gross parking area per 1m <sup>2</sup> of gross floor area to 10 bays per 100m <sup>2</sup> of gross floor area.
Residential Building, other than Flats, hotels	Amended from on-site parking shall be located behind the Building Line and free of the side and rear space, save with the consent of the Municipality, provided that the Municipality may impose conditions relating to screening, landscaping, etc. to open parking bays should be permitted over building lines without municipal consent.
Social Hall	Amended from 1 car parking space for every <b>5m<sup>2</sup></b> of nett hall space to proposal: 1 bay per <b>10 m<sup>2</sup></b> of net hall space.
Place of Worship	Amended from 1 bay for every <b>15m<sup>2</sup></b> of nett building area used by the congregation, to 1 bay per <b>10m<sup>2</sup></b> of net building area used by the congregation
Mortuary	5 bays per 100m <sup>2</sup>

##### 4.3. Incorporation of Ashburton Scheme Appendixes

- Appendix 12: Integrated Environmental Management Checklist
- Appendix 13: General Conditions Applicable to Medium Density Housing

##### 4.4. Introduction of the following new appendixes

- Appendix 11: Wire-wall projects
- Appendix 14: Temporary Departures