



MSUNDUZI SINGLE LAND USE SCHEME DRAFT ADDENDUM

FIRST DRAFT

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Prepared by:

Msunduzi Town Planning

GENERAL EXPLANATORY NOTE:

[]Words in square brackets indicate additions to existing clauses.

_____ Words underlined with a solid line indicate replacement of existing clauses.

(NEW)Words followed by this phrase means new insertion in the existing clause.

Removed.....Words have been removed from existing clause

BE IT ADOPTED by the Msunduzi Municipality, as follows: -

1. Amendment of Section 1

Section 1 of the Msunduzi Land Use Scheme 2024, (hereinafter referred to as the Land use scheme.

Clause 1.3 dealing with the application of The Application of Laws is hereby amended by the addition of clause 1.3.11 which states that “No legislation may prescribe an alternative or parallel mechanism, measure, institution or system on spatial planning, land use, land use management and land development in a manner inconsistent with the Spatial Planning and Land Use Management Act.” **(NEW)**

2. Amendment of Section 2

Section 2.2.2 of the Land Use Scheme is hereby amended by the addition/amendment or replacement of the following definitions:

Category	Definition
A	
Ancillary Land Use	<u>means a land use, purpose, building, structure, or activity which supports or is subservient to the main use on the property and which shall not exist on its own when the main use on the property is discontinued and</u>

Category	Definition
	<u>shall not exceed 30% of the total floor area of the dominant use.</u>
Builders' Yard	Remove "This definition includes a hardware store/shop" after thereto
Business Purposes	<u>Means commercial, retail, or professional land use and/or building which is associated with the main land use, for business activities. This definition excludes any land use that is deemed as an additional or consent use within its respective zone, which requires Municipal consent. The Municipality may, at its sole discretion, consider a use that is excluded from the Scheme for the said purposes.</u>
Commercial Workshop	to add ["includes but not limited to"] after <i>includes</i>
Flat	<u>Means a building or buildings comprising of self-contained dwelling units not comprising a Dwelling or semi-detached house, contained in a building having one or more storeys with a communal entrance and access via staircases and/or lifts, and may also include garages, carports, storage space, and dwelling units for domestic workers, gardeners, and a caretaker. These units shall consist of a combination of not more than three bedrooms, a living room, a kitchen, and a bathroom.</u>
Garaging	to add["ancillary use and subservient to the dominant use]." after <i>building/s</i>
Motor Spares Shop (NEW)	Means premises used for the retail sale of motor vehicle parts, components, and accessories to the public and may include fitment of such parts and accessories

Category	Definition
	<p>where such fitment is incidental and ancillary to the primary retail activity. This land use shall exclude a Motor sales room. Motor workshop, panel beating, spray painting scrap yard, storage any activity involving major mechanical repairs</p>
<p>Padel Court (NEW)</p>	<p>A padel court is a specialized sports facility designed for playing padel, a racquet sport combining elements of tennis and squash. May exist in association with other land uses which may require municipal planning approval. Additional restrictions may be imposed relating lighting and noise control where location is near residential properties.</p>
<p>Shop</p>	<p><u>Land and building used for the retail sale of goods and merchandise directly to the general public for their personal or household use and includes the display, storage and handling of such goods on the premises. A shop may include ancillary activities that are subordinate and incidental to the primary retail function. Provided that the said ancillary activity may not exceed 30% of the total floor area of the shop. Wholesale and Hardware Store may be permitted at the municipality's discretion provided adequate on-site parking has been provided and sufficient traffic congestion measures are in place.</u></p> <p><u>This definition expressly excludes informal trading, warehousing, manufacturing, storage, motor spares shop, beauty shop, tuck shops (spaza shops) and residential use.</u></p>

Category	Definition
Student Accommodation (NEW)	<u>means a premises used for the accommodation of students who are registered with an approved educational facility. The operation of a Student Accommodation Establishment shall be permitted from a Dwelling House, Flat or Residential Building (excludes medium density housing)</u>
Transport Depot	<u>Premises used for short-term or operational parking, standing, dispatching, servicing of transport vehicles including trucks, buses and taxis, delivery vehicle and similar fleet and may include offices and facilities ancillary to the operation but exclude accommodation facilities, motor workshop, scrap yard, retail shop and a petroleum filling station</u>
Tuckshop	<p><u>Means part of a dwelling house or part of an outbuilding or any other structure approvable in terms of the National Building Regulations used by the owner or occupant for the sale of small-scale everyday goods, provided that the scale of that building shall not exceed 10% of the total area of the property subject to this not being in excess of 25% of the floor area of the residential dwelling; in any event, the floor area of the shop space must not exceed 50m². A tuck shop is not a general business or retail function on a residential erf, and the residential component remains the main use of the erf. The use may also be referred to as a 'spaza shop' or a 'house shop'.in the Scheme.</u></p> <p><u>The use of containers as tuckshops in the Central Business District is expressly prohibited.</u></p>

Category	Definition
	<u>A Tuck Shop / spaza shop is prohibited within the Central Business District area, despite the residential zones permitting a home business by consent.</u>

3. Amendment of Section 3

Section 3 of the land use scheme is amended by the addition of the following land uses to clause 3.1.3

- [(k) Place of public entertainment.
- l) Hotel]

3.1.11 Notwithstanding Clause 3.1.1 to 3.1.10 of the land use scheme, private roads for private townships and medium-density housing must be reserved for such purposes in terms of the land use scheme, with the following colour notation: Fill: Tuscan Green Hatch R:168, G:000, B:000 Outline: Black R: 000, G: 000, B: 000. The Body Corporate for private townships, which consist of individually registered parcels of land, must establish and clearly define a building line for the private road as part of the land development application submission. **[NEW]**

4. Amendment of Section 4

A. Section 4 of the Land Use Scheme, dealing with land use Categories, land use zones, and controls, is amended as follows:

The land use scheme is hereby amended to include the following insertions:

Zone	Proposed amendment
Intermediate Residential, All General Residential zones	Student accommodation shall be allowed as a free-entry land use.

	Medical offices to be permitted by consent **provided that 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.
All Special Residential zones,	Student accommodation shall be allowed through the municipal consent procedure.
General, General Industry, Light Industry, Logistics 1	Motors Spares workshop shall apply as a free entry land use.
Commercial, Medium Impact Mixed Use, Garage and Petroleum Filling Station, Extractive Industry, Car Park	Motors Spares workshop shall be allowed, though a municipal consent procedure
Educational, Institutional, Core Mixed Use 1, Mixed Use, Multi-Purpose Retail and Office, Active Open Space, Public Open Space, Equestrian Residential 1, Student Village, Tourism 1	Padel Court shall be applicable as a free-entry land use.
Forestry, Health and Welfare, Worship, General Residential 3 and 4, Intermediate Residential, Rural Residential, Retirement Village	Padel Court shall be allowed through a municipal consent procedure.
All zones applicable	Ancillary land Use is removed as a free entry or stand-alone land use.
All zones Applicable	Where a residential building or a flat is used for the purposes of accommodating students, it must comply with the amended clauses 5.53 and 5.54 of the land use scheme.
Intermediate Residential	Height restriction is reduced to 2
Intermediate Residential and All General Residential Zones	To be applicable in areas identified in the Msunduzi Spatial Development Framework

	(SDF), read together with the corresponding Local Area Plans (LAP), as areas where medium to high densities may be promoted.
All Commercial Zones accommodating Beauty Studio, Health and Beauty Parlour were free entry.	Beauty Studio, Health and Beauty Parlour, to be permitted via a formal authority application
Special Business Areas 20, 21, and 22	Addition of clauses 4.12.20, 4.12.21, and 4.12.22 to reflect these approved Special Business Areas in the Land Use Scheme.

B. Section 4 of the land use scheme is amended by the inclusion of the following special areas, which were erroneously left out, to be inserted after 4.12.19:

[The land use scheme is hereby amended by the insertion of the following Special Business Area zones:]

4.12.20 Special Business Area 20: 90 Roberts Road

ZONE:	SPECIAL BUSINESS AREA 20		
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 to Portion 21 (of 9) of Erf 396 Pietermaritzburg, being 90 Roberts Road. : Clarendon.		
Colour Notation:	Fill: Blue Cross Hatch R:000, G:112, B:255 Notation: "20" Outline: Black R:000,G:000,B:000		
	Permissible (A)	Consent (B)	Prohibited (C)
	<ul style="list-style-type: none"> • Business Purposes • Dwelling • Home Activity* • Home Business • Outbuilding • Specialised Office 	<ul style="list-style-type: none"> • N/A 	Land uses and buildings not listed in column (A) and (B).
ADDITIONAL CONTROLS			
<ol style="list-style-type: none"> 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 current façade of the main Dwelling shall be retained. 3. The site shall be landscaped to the satisfaction of the Municipality. 			

4. An advertising signage shall be limited to that specified in the Scheme and shall be to the satisfaction of the Municipality.
5. The only shopping permitted shall be related to the sale of medical related products i.e. pharmacy.
6. A building plan for a change of use shall be submitted in terms of the National Building Regulations, and the applicant shall comply with all the requirements to which approval of the plan may be subject.
7. The space about building may be relaxed save with the consent of the Municipality.
8. The Height restriction may be increased save with the consent of the Municipality.
9. All other free-standing buildings and structures shall observe a rear space 1,5m save with the Municipality's consent.
10. The side and rear space requirements shall not over-rule the requirements of the National Building Regulations.

PARKING REGULATIONS

1. On-site parking requirements for all uses shall be in accordance with the requirements for those uses, as provided elsewhere in the Scheme.
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 (including swimming pools)	1,5m (including swimming pools)	3m	As per approved Site Development Plan		2	50	0,50

4.12.21 Special Business Area 21: 88 Roberts Rd

ZONE:	SPECIAL BUSINESS AREA 21	
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 to Portion 22 (of 9) of Erf 396 Pietermaritzburg, being 88 Roberts Road: Clarendon.	
Colour Notation:	Fill: Blue Cross Hatch R:000, G:112, B:255 Notation: "21" Outline: Black R:000,G:000,B:000	
	Permissible (A)	Consent (B)
	<ul style="list-style-type: none"> • Business Purposes • Dwelling • Home Business • Outbuilding • Specialised Office 	<ul style="list-style-type: none"> • N/A
	Prohibited (C)	
	Land uses and buildings not listed in column (A) and (B).	
ADDITIONAL CONTROLS		
<ol style="list-style-type: none"> 1. The current façade of the main dwelling shall be retained. 2. The site shall be landscaped to the satisfaction of the Municipality. 3. Any advertising signage shall be limited to that specified in the scheme and shall be to the satisfaction of the Municipality. 		

4. The only shopping permitted shall be related to the sale of hair salon products.
5. A building plan for a change of use shall be submitted in terms of the National Building Regulations, and the applicant shall comply with all the requirements to which the approval of the plan may be subject.
6. The space about building may be relaxed save with the consent of the Municipality.
7. The Height restriction may be increased save with the consent of the Municipality.
8. The side and rear space requirements shall not over-rule the requirements of the National Building Regulations.

PARKING REGULATIONS

1. On-site parking requirements for all uses shall be in accordance with the requirements for those uses, as provided elsewhere in the scheme.
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 (including swimming pools)	1,5m (including swimming pools)	3m	As per approved Site Development Plan		2	50	0,50

4.12.22 Special Business Area 22: Edendale Shopping Centre

ZONE:	SPECIAL BUSINESS AREA 22	
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 to Portions 3 of Erf 441 Plessislaer, off Moses Mabhida and Mt Partridge Road (Edendale)	
Colour Notation:	Fill: Blue Cross Hatch R:000, G:112, B:255 Notation: "22" Outline: Black R:000,G:000,B:000	
Permissible (A)	Consent (B)	Prohibited ©
<ul style="list-style-type: none"> • Business Purposes • Government/Municipal • Informal Trading • Light Industrial Building • Motor Sales Premises • Parking Depot • Parking Lot • Petrol Filling Station • Place of Instruction • Place of Public Entertainment • Restaurant • Service Industrial Building • Service Workshop • Shop • Special Building • Specialised Office 	<ul style="list-style-type: none"> • N/A 	Land uses and buildings not listed in column (A) and (B).
ADDITIONAL CONTROLS		
1. To be read in conjunction with the DFA Tribunal decision.		

2. There shall be no provision to relax the side and rear space.
3. The site shall not be further subdivided.
4. The developer shall be responsible for all roadworks the roadwork's required to make the traffic flow in the area around the development extent which will be determined by the Roads and Transportation Sub-Unit and the Traffic Impact Report dated May 2009, compiled by SSI Engineers and Consultants (PTY) Ltd.
5. Development shall be in accordance with the design guidelines attached to the Conditions of Sale, and any subsequent sale agreement, in respect of this property.
6. The developer shall be entirely responsible for ensuring compliance with any other applicable legislation (e.g. NEMA - including the Record of Decision and Environmental Management Plan, OHS Act etc.).

PARKING REGULATIONS

1. At least 4 bays per 100m² of GLA shall be provided on the site, to the satisfaction of the Municipality.

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					
15m Moses Mabhida Road; 7m Mt. Partridge Road.	3m		As per approved Site Development Plan		2	50	1,00

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5. Amendment of Section 5

Section 5 of the land use scheme is amended by the [insertion of] :

Clause	Land Use concerned	Regulations
5.30A	Beauty Studio, Health and Beauty Parlour	<p>(a) Any person operating a salon shall ensure that the premises are used exclusively for that purpose</p> <p>(b) any person who wants to prepare any beverage for customers on the premises of a salon, shall provide a separate area , equipped with a facility for cleaning crockery and utensils, for that purpose.</p>
5.30B	Tuckshops	<p>Additional regulations:</p> <p>(a) An owner intending to establish and operate a tuck-shop in terms of the Msunduzi Land Use Scheme must apply for municipal planning approval in terms of the provisions of the Msunduzi Municipality's Spatial Planning and Land Use management By-laws</p> <p>(b.) The sale and supply of essential pre-packed and / or pre-wrapped items and / or foodstuff as well as the sale of airtime and telephone kiosks may be permitted from the spaza / house shop.</p> <p>(c.) The sale and consumption of liquor shall not be permitted.</p> <p>(d.) The sale of meat shall not be permitted.</p> <p>(e.) No amusement machines of any kind shall be permitted in the spaza / house shop whatsoever.</p> <p>(f.) The exercising of the spaza / house shop shall exclusively be for the owner / occupant residing in the dwelling house / unit.</p> <p>(g.) The number of staff employed in the house-shop on the erf shall not without the written consent of the Council exceed two employees.</p> <p>(h.) The maximum extent of the spaza / house shop that the Council may grant is restricted to 36m².</p> <p>(i.) The spaza / house shop shall be conducted from a fixed structure for which building plans have been approved. (It may include a container/s)</p> <p>(j.) In developments governed by sectional title or Home Owners associations, such spaza / house shop shall be accommodated subject to approval of the relevant Body Corporate / Home Owners Association.</p> <p>(k.) The residential character of the site shall be maintained to the satisfaction of the Council and the predominant land use shall remain residential.</p> <p>(l.) The storing or keeping on the site of such dwelling unit of anything whatsoever which, in the opinion of the Council, is unsightly or undesirable shall be prohibited.</p> <p>(m.) Any condition of this consent may be altered or any new condition added thereto by the Council if it is of</p>

		<p>the opinion that owing to a change in the circumstances or for any other reason such alteration or addition is necessary or desirable from a town planning point of view.</p> <p>(n.) Restriction on the scale may still be applicable in other zones other than residential, provided that the present and predominant land use in the neighbourhood is residential.</p> <p>(o) Tuck Shops/spaza shops are prohibited within the Central Business District area.</p>
5.32.3	Noxious Industrial Building	<u>Replace Light Industry with the Extractive Industry</u>
5.53.1	Residential Buildings	<p>These regulations shall apply to all zones where student accommodation is freely permissible or permissible by municipal consent.</p> <p>5.53.1. is amended by the removal of the reference to the zone "in Intermediate Residential zone".</p> <p>5.53.1.1 is amended to include "in Intermediate Residential zone" after the word <i>building</i>....</p> <p>5.53.1.1. is amended to include "in total" after the word <i>used</i>....</p>
5.54.1	Flats	<p>These regulations shall apply to all zones where student accommodation is freely permissible or permissible by municipal consent.</p> <p>5.54.1 is amended by the removal of the reference to the zone "in Intermediate Residential zone".</p>
5.54 (NEW)	Student Accommodation	<p>Additional Controls:</p> <p>The erf/ property shall remain residential in nature and the Student Accommodation Establishment shall, in the opinion of the Municipality, not negatively impact the Neighbourhood and shall conform to the following:</p> <p>Nothing in the Scheme shall prohibit or restrict the running of a Student Accommodation Establishment from a Dwelling House or within a Multiple Unit Development, provided that:</p> <p>a) Necessary approval has been granted to operate a Student Accommodation.</p> <p>b) Mandatory requirement once approval has been granted that there shall at all times on the property be either the owner, or manager who shall be responsible for the management of the Establishment.</p>

		<p>c) The operation of a student accommodation establishment must be in full compliance with the Msunduzi Land Use Scheme</p> <p>d) The establishment shall, at any given point accommodate not more than 20 students if it is a Dwelling House or 40 students if it is a residential building or a flat in Intermediated Residential zone.</p> <p>e) For all Special Residential zoned properties, the building shall, in the opinion of the Municipality, conform to the appearance and definition of a Dwelling House or Dwelling Unit; so that upon cessation of the use, the building shall be capable of reverting to the use as a Dwelling House or Dwelling Unit. No further development or conversion of ancillary structures is permitted.</p> <p>f) the property may not be sublet, and overcrowding is prohibited and reconfiguration of the structure to add beds is prohibited.</p> <p>g) The property may not be converted to a boarding house, short term accommodation and cannot be used for any other rental housing without further approval from the municipality.</p> <p>h) Parking requirements may be reduced; however the reduction may not be more than 50% of the required parking space, save with consent from the municipality</p> <p>i) Mandatory drop off and pick up areas.</p> <p>j) The design of a student accommodation establishment shall be consistent with the minimum norms and standards and shall be in line with the gazetted Policy on the Minimum Norms and Standards for Student Housing at Public Universities.</p> <p>k) Where the development is accredited by the National Student Financial Aid Scheme, such accreditation shall be subject to full compliance with all the zoning approval conditions and municipal Bylaws, failing which, the land use approval may be withdrawn.</p> <p>l) Mandatory signage indicating approved land use.</p> <p>m) The property shall be within 20km radius of the educational facility.</p>
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6. Amendment of Section 6

Section 6.8.2 of the Land Use Scheme has been amended to include information about the New England Landfill site as follows:

6.8.2.3.7. [During the operative life of the of the New England landfill site, no further development will be permitted closer to the Site than -165 metres to the north-west, 180 metres to the North and 800 metres to the east, south and west. Existing development within the buffer zone as per the variation of a waste management license REF: DC22/WML/0061/2016/VAR/2025 dated 23 January 2026 and associated maps will be permitted to continue and will enjoy pre-existing rights as per Clause 1.15 of the Msunduzi Land Use Scheme.]

7. Amendment of Section 7

Section 7 of the land use scheme by modifying requirements by amending the design criteria for medium density housing as follows:

7.1.19 Save with the Municipality's Consent, the Consent procedure to relax the Side and Rear Space, **[Coverage, Floor Area Ratio and Height]**removed 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.

8. Amendment of Section 8

Section 8 of the land use scheme is hereby amended by updating Appendix 1 relating to the Scheme Amendments relating to individual properties by [inserting the following decisions]:

No.	Date Adopted	Property Description	Street Number	Details of Amendment
299	11.04.2024	PORTION 7 OF ERF 804 PIETERMARITZBURG	33 RIDGE ROAD	Major appendix 1 amendment to permit the place of instruction to be greater than 50% allowed under the consent uses, an increase of 13% is required to permit 63% for the use regarding total building
300	26.02.2025	PORTION 114 OF ERF 493 PIETERMARITZBURG	37-39 GOLF ROAD	Appendix 1 of the Msunduzi single land use scheme to relax

				the parking from 144 parking bays to 42 parking bays
301	02.07.2025	ERF 234 NEW ENGLAND WARD	220 Gladys Manzi Road	Rezoning, and consent to incorporate Erf 234 New England into the Msunduzi urban scheme area, including subdivision into portions 1–7 with rezoning from “agriculture 2” to “educational,” “general residential 3,” “medium impact mixed-use,” and “road,” and consent for a petrol filling station, fast food outlet, bottle store, and builders yard, along with relaxation of building line and parking bay requirements all in connection to Erf 234 New England

Amending section 8 by updating Appendix 8 relating to Parking Regulations.

Medium Impact Mixed Use:

The land use scheme is hereby amended by the insertion in Parking regulations after requirement.

Clause to read as follows:

1. [There shall be, in respect of Business Purposes, Shops and other non-residential uses, including Restaurants, within the Central City Area and in Raisethorpe between Mysore Road/ Allandale Drive and Mosque Road/Baijoo Road, no specified on-site parking requirement [for existing commercial structures, wherein there is a proposal of internal alterations or change of commercial use. However, parking must be provided in accordance with Appendix 8 for all new commercial developments and any proposed new additions.]

Core Mixed Use

The land use scheme is hereby amended by the insertion in Parking regulations replacing the existing provision.

Clause to read as follows:

3. Notwithstanding clause 1 above, 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 for 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.

Fully developed properties that have pre-existing land use rights and previously approved building plans may be exempted from the requirement to provide on-site parking when a similar development in nature is proposed.

Section 8 of the land use scheme is hereby amended by inserting of a new Appendix, [Appendix 15: Regulations for assessing applications deviating from approved strategic municipal plans.]

These deviation regulations seek to:

- Provide a standardised approach for ensuring alignment between municipal spatial instruments (SDFs, LAPs, precinct plans, and Land Use Scheme).
- Guide decision-making of development planning processes to ensure consistency with the municipality's long-term spatial vision.
- Enhance spatial governance, ensuring developments reinforce the municipality's spatial priorities.
- Avoid conflicting spatial directives.
- Promote coordinated investment in infrastructure, land use, and spatial directives.

All development applications that deviate from strategic municipal plans must be assessed using the guidelines below:

Regulations for Assessing Deviations from the objectives of the Spatial Development Framework and other relevant spatial plans.

1. Strategic spatial alignment

- Assess how the proposal relates to broader municipal spatial objectives, such as economic development, social facilities provision, or mixed-use developments, etc.
- Outline alignment with key spatial elements, including intensification zones, corridors, nodes, urban centre guidelines, etc.
- Evaluate the impact on the overall intention of the SDF of the neighborhood, if approval is granted.
- Evaluate site-specific circumstances in accordance with item 2(7) of Schedule 4 of the Msunduzi SPLUM Bylaws (2025).

2. Precedent and trends

- Evaluate whether similar deviations have been approved in the vicinity, indicating a potential trend or emerging land-use pattern.
- The trends must be categorised based on scale, zoning, and location in relation to the proposed development.
- Justification of the development aligns with evolving development trends.

3. Land use compatibility

- Scale of the development against the surrounding neighbourhood.
- Outline the development design alignment with the neighbourhood character.
- Proposed zone and permissible land uses compatibility with the neighbourhood.

4. Environmental and social impacts

- Evaluate potential environmental impacts, including protected areas, floodplains, and green spaces, for all developments affected.
- Potential social ills that might be generated by the development, including but not limited to noise, waste pollution, violence & crime, traffic, etc.

5. Mitigation measures

- The application must demonstrate measures to be undertaken to conform the development within the developmental character of the neighbourhood.
- The mitigation measures must be practical and implementable with the development parameters.

The Municipal Planning Approval Authority reserves the right to exercise its discretion when considering such development applications.