

## LIST OF CHANGES TO THE ASHBURTON TOWN PLANNING SCHEME

1. Eaves increased from 600mm to 1200mm.
2. All application Annexures and Part 10 of the scheme removed, new application procedures are covered in the Msunduzi Spatial Planning and Land Use Management Bylaws.
3. Erection of Buildings on Reserved Land Amended to Provisions applicable to Reservation of land
4. Introduction of the following Management Overlays: -
  - Agricultural Management Overlay (AMO)
  - Densification Zone Management Overlay (DZMO)
  - Environmental Management Overlay (EMO)
  - Land Use Management Overlay (LUMO)
5. Land Use Zones amended as follows: -
  - 5.1. Agriculture to Agriculture 2
  - 5.2. Administration to Municipal and Government
  - 5.3. Limited Commercial to Low Impact Mixed Use
  - 5.4. Conservation to Protected Area 1
  - 5.5. Garden Lot 1 and 2 to Equestrian Residential 1
  - 5.6. Local Authority Purposes to Utilities and Services 1
  - 5.7. Special Residential 1 to Special Residential 1A
  - 5.8. Special Residential 2 to Special Residential 2A
  - 5.9. Special Residential 3 to Special Residential 3A
6. Specific amendments relating to development parameters per: -
  - 6.1. **Municipal and Government**
    - (a) Height: from 2 to being at the discretion of the municipality
    - (b) Coverage: from 50% to being at the discretion of the municipality
    - (c) FAR: from 0,25 to being at the discretion of the municipality.
    - (d) Frontage or mean width from to 20m
  - 6.2. **Commercial:**
    - (a) Coverage: from 50 to 80% Commercial; Residential 50%
    - (b) FAR: from 0,50 to 1,00 Commercial; Residential 0,50
    - (c) Frontage or mean width: decreased from 20m to 15m
  - 6.3. **Low Impact Mixed use**
    - (a) Coverage: from 50% to
    - (b) Height: from 2 to 3 storeys
    - (c) FAR: from 0,25 to 1,00 Commercial; Residential 0,35
    - (d) Frontage or mean width
  - 6.4. **Special Residential 1**
    - (a) Coverage: increased from 25% to 30%
  - 6.5. **Special Residential 2**
    - (a) Coverage: increased from 25% to 30%
    - (b) Mean Width: decreased from 30m to 20m
  - 6.6. **Special Residential 3**
    - (a) Coverage: increased from 25% to 30%
    - (b) Mean Width: decreased from 30m to 20m
  - 6.7. **Intermediate Residential**
    - (a) Coverage: increased from 30% to 40%
    - (b) FAR: increased from 0,35 to 0,40
  - 6.8. **Equestrian Residential 1**
    - (a) Minimum Erf size: from 1 ha and 2 to 1 ha
    - (b) Frontage: decreased from 40 and 50 meters respectively to 30m

(c) Minimum Du/ha relating to Medium Density Housing from 1 and 0,5units/ha respectively to 1,5 units/ha	
7. Parking Regulations amended in line with the Msunduzi Scheme (PMB Scheme) except for the Recreational Purposes land use.	
8. The following definitions have been removed from the scheme:-	
<b>General Definitions</b>	<b>Land Use Definitions</b>
<ul style="list-style-type: none"> <li>• Commission</li> <li>• Date of Adoption</li> <li>• Family</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural</li> <li>• Curtilage</li> <li>• Industrial</li> <li>• Self-contained residential unit</li> <li>• Terrace House</li> </ul>
9. The definitions have been amendment as follows:-	
<b>General Definitions</b>	<b>Land Use Definitions</b>
<ul style="list-style-type: none"> <li>• Appeals Board to Appeal Authority</li> <li>• Council's Authority and Council's Consent to Municipal Consent</li> <li>• Existing Building and Existing Development to Existing Building</li> <li>• Existing Lot to Existing Erf</li> <li>• Front Space to Building Line</li> <li>• Lot to Erf</li> <li>• Rear Boundary to Rear Space</li> <li>• Scheme Map to Land Use Scheme Map</li> <li>• Scheme to Land Use Scheme</li> <li>• Side Boundary to Side Space</li> <li>• Special Consent to Municipal Consent</li> <li>• Use Zone to Land Use Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Attached Dwelling Unit to Dwelling</li> <li>• Cluster Housing to Medium Density Housing</li> <li>• Conservation Area to Conservation Purposes</li> <li>• Duplex Flat to Flat</li> <li>• Dwelling House/Dwelling Unit to Dwelling</li> <li>• Educational Building to Educational Purposes</li> <li>• Local Shop to Shop</li> <li>• Nursery School/ Playschool to Crèche</li> <li>• Office Building to Office</li> <li>• Parking Garage to Parking Depot</li> <li>• Place of Public Amusement to Place of Public Entertainment</li> <li>• Public House to Bar/Tavern</li> <li>• Public Office to Government/Municipal Purposes</li> <li>• Recreational Building to Recreational Purposes</li> <li>• Residential Building (1) to Residential Building</li> <li>• Residential Building (2) to Hotel</li> <li>• Residential Development to Caravan Park, Mobile Home Park, Chalet Development</li> <li>• Semi-Detached House to Dwelling</li> <li>• Shop to Shopping Centre</li> <li>• Special Industrial Building to Noxious Industrial Building</li> </ul>
10. Introduction of the following general and land use definitions:-	
<b>General Definitions</b>	<b>Land Use Definitions</b>
<ul style="list-style-type: none"> <li>• Agricultural Categories</li> <li>• Approval</li> <li>• Area of Scheme</li> <li>• Authorised Official</li> <li>• Boundary</li> <li>• Building Line</li> <li>• Carport</li> <li>• Competent Authority</li> <li>• Deeds Registry</li> <li>• Development Rights</li> <li>• Eaves</li> <li>• Environmental Impact</li> <li>• Environmental Impact Assessment (EIA)</li> <li>• Environmental legislation</li> <li>• Environmental Stainability</li> <li>• General Plan</li> <li>• Ground Floor</li> <li>• Integrated Development Plan</li> <li>• Infant School or Early Childhood Development</li> </ul>	<ul style="list-style-type: none"> <li>• Abattoir</li> <li>• Agri-Tourism Facility</li> <li>• Ancillary Use</li> <li>• Arts and Craft Workshop</li> <li>• Bank</li> <li>• Bar</li> <li>• Beauty Studio</li> <li>• Bird Sanctuary</li> <li>• Botanical Garden</li> <li>• Bus and Taxi Rank</li> <li>• Business Purposes</li> <li>• Butchery</li> <li>• Café</li> <li>• Car Wash</li> <li>• Caretaker's Dwelling</li> <li>• Cellular Telecommunication Infrastructure</li> <li>• Conference Facility</li> <li>• Container Depot</li> <li>• Convenience Shop</li> <li>• Cropping</li> </ul>

- Licensed Premises
- Liquor License
- Loading Space
- Management Overlay
- Mixed Use
- MSA
- Mobile Home Park
- Municipal Consent
- Municipal Planning Appeal Authority
- Municipal Planning Tribunal
- Municipality
- National Building Regulations
- Occupant
- Waste
- Zone
- Owner's Association
- Panhandle
- Planning and Development Act
- Registered Engineer
- Restrictive Conditions
- Schedule
- Service Agreement
- Servitude
- Spatial development Framework
- SPLUMA

- Eco-Tourism Facility
- Exhibition Centre
- Farm Stall
- Fast Food Outlet
- Flea Market
- Forestry
- Game Reserve
- Garaging
- Garden Nursery
- Health and Beauty Parlour
- Health Studio
- Heritage Purposes
- Industrial Building
- Landing Strip
- Livestock Farming
- Market
- Medical Office
- Mobile Home Park
- Motor Sales Premises
- Motor Workshop
- Museum
- Park Home Estate
- Parking Lot
- Place of Instruction
- Place of Public Assembly
- Private Conservation Area
- Private Recreation Area
- Protected Area
- Public Open Space
- Riding Stables
- Social Hall
- Specialised Office
- Tavern
- Tourism Activity
- Truck Stop
- Tuckshop
- Utilities Facility
- Veterinary Clinic