



# Mkhambathini Municipality

for the Community

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## ZONING CERTIFICATE

**SITE PARTICULARS** : Erf 5 of 10, Camperdown  
**EXENT** : 1377m<sup>2</sup>  
**NAME OF TOWN** : Mkhambathini Municipality Land Use Scheme  
**PLANNING SCHEME ZONING** : Residential Only Detached 1300m<sup>2</sup>

<b>Notation:</b> 		<b>STATEMENT OF INTENT:</b> This zone promotes the development of primarily detached dwelling units, and a limited number of compatible ancillary uses, which have a non-disruptive impact on a neighborhood amenity, may be allowed.				
<b>LAND USE CONTROLS</b>						
<b>Permitted Uses</b>		<b>Consent Uses</b>			<b>Prohibited Uses</b>	
<b>DEVELOPMENT CONTROLS</b>						
<ul style="list-style-type: none"><li>• Additional Self-Contained Dwelling unit (on lots larger than 2000m<sup>2</sup>)</li><li>• Dwelling House</li><li>• Home Activity</li></ul>		<ul style="list-style-type: none"><li>• Additional self-contained dwelling unit (Provided there is adequate percolation)</li><li>• Bed and Breakfast</li><li>• Crèche</li><li>• Day Care Centre<sup>1</sup></li><li>• Guest Lodge</li><li>• Home Business<sup>1</sup></li><li>• Medium Density Housing (Minimum lot size 2000m<sup>2</sup>)</li><li>• Telecommunications infrastructure</li></ul>			Buildings and land uses not listed in the other two columns.	
<b>Height (Storey)</b>	<b>Intensity (Min. Erf)</b>	<b>Coverage (%)</b>	<b>FAR</b>	<b>Building Line (m)</b>	<b>Side space (m)</b>	<b>Rear Space (m)</b>
2	1300m <sup>2</sup>	30%	0.30	7.5	2	2

**ADDITIONAL CONTROLS****Riders**

1. <sup>1</sup>Consent process may be waived if the applicant has obtained written consent from adjoining neighbours

**Erf Control**

1. A maximum of 12 units per hectare is allowed for a Medium Density Housing Site.
2. Not more than one dwelling house shall be erected on any erf, provided that where the erf is 2600m<sup>2</sup> or greater in a Residential Only Detached zone, one additional dwelling house may be erected on the erf provided the applicant has submitted to the Municipality and received approval for a drawing showing that the land on which the additional dwelling house will stand is capable of being subdivided so that the subdivision will conform to the provisions of the Scheme; and provided that the applicant furnishes the Municipality with an undertaking that any land required under the scheme for road construction or road widening purposes shall be transferred to the Municipality at dates to be determined by the Municipality.

**Minimum Frontage**

24metres

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**GS MKHIZE**  
**DIRECTOR: TECHNICAL SERVICES DEPARTMENT**  
**21 July 2023**