LAND USE MANAGEMENT: ETHEKWINI MUNICIPAL LAND USE SCHEME: SOUTH SUB-SCHEME

1st Floor, 11 Gracedale Road, Winkelspruit, Tel: (031) 311- 5834

APPLICATION NO: LUMS202608190005/SR

SOUTH REGION: ETHEKWINI MUNICIPAL LAND USE SCHEME: SOUTH SUB-SCHEME, CLAUSE 1.25: SPECIAL CONSENT APPLICATION FOR A PLACE OF PUBLIC WORSHIP ON REMAINDER OF ERF 3183 CRAIGIEBURN SITUATED AT 47A CALENDULA AVENUE

Date Application Advertised: 11 SEPTEMBER 2026

Date Application Closes for Objections: 12 OCTOBER 2026

Members of the public are invited to lodge written objections as follows:

To the Manager Land Use Management Branch South Sub-Scheme Region, Land Use Management Branch,

- 1st Floor, 11 Gracedale Road, Winkelspruit, or by
- Registered post to P O Box 680, Durban, 4000, or by
- e-mail to Rowena.bhoora@durban.gov.za
- South Regional Office Telephone No. 031 311 5833

NB: An objection MUST comply with the provisions of Section 36(3) & (4) of the eThekwini Municipality Planning and Land Use Management Second Amendment By-Law, 2021 which states that: An objection must contain the following information—

(3)(a) the name and physical address of the person making the objection;
(b) the address at which the person shall receive service of any notice, which may include a facsimile or e-mail address;
(c) the interest of the person in the application;
(d) the reason for the objection; and
(e) the reason for any request made for an extension of the period for the submission of objections.

(4) An objection that fails to meet the above requirements will be deemed invalid.

APPLICANTS DETAILS:

Applicant: Talisen Naidoo, 15 Silverglen Crescent, Silverglen, Chatsworth, 4092

Applicant's Tel. No: 0785286838

Email address: talisen@tnaplanning.co.za

ETHEKWINI MUNICIPALITY LAND DEVELOPMENT APPLICATION COMMENT SHEET

DEPARTMENT:	*Biodiversity Management Department (Previously EPCPD)*
LUM ENQUIRY REF:	*SAENQ202511170003SR*
COMMENTING DEPT REF:	*S/666*
ERF NO:	*Rem of Erf 3183 Craigieburn*
STREET ADDRESS:	*47a Calendula Cres*
NATURE OF ENQUIRY:	*Special Consent Application for a Place of Worship*

COMMENT		Date
The property is not located within the Durban Metropolitan Open Space System (D'MOSS) or any environmentally sensitive feature. There are no additional environmental legislation requirements in terms of the National Environmental Management Act 107 of 1998 and/or National Water Act 36 of 1998. This Department has No Biodiversity Objection to the special consent application.		*11 December 2025*
		Name
		Michelle Lotz
		Signature
Submitted Plan Ref No.:		
Submitted Report Ref No.:		25_659

Please ensure that all plans included in the submission are stamped and referenced in your comment.

Departmental Official:	*Divhani M. Ramovha*		
E-mail/Phone:	*divhani.ramovha@durban.gov.za*		
This comment is valid for:	*5 years*	(please include comment expiry date)	
LUM Official Name:	*Sodashni Moodaly*	Email:	*Sodashni.noodaly@durban.gov.za*
Applicants Name:	*Talisen Naidoo*	Email:	*tandatownplanning@gmail.com*
Applicants Phone no.:	*078 528 6837*		

ETHEKWINI TRANSPORT AUTHORITY

30 Archie Gumede Place | Durban | 4001
P O Box 680 | Durban | 4000
Tel: 031 311 7344 | Fax 031 305 5871
www.durban.gov.za

30 July 2026
LUMS ref: SAENQ202511170003/SR
ETA ref: TE19156

Enquiries: LeeRoy Adams
Email: LeeRoy.Adams@durban.gov.za
Phone: 031 311 7737

Talisen Naidoo
15 Silverglen Crescent
Chatsworth, Durban
4092
talisen@tnaplanning.co.za
078 528 6837

Attention: Talisen Naidoo

Dear Sir

Re: 47A CALENDULA CRESCENT

PROPOSED SPECIAL CONSENT FOR AN PLACE OF WORSHIP (250 CONGREGANTS) SITUATED AT 47A CALENDULA CRESCENT

With reference to the above application, please note as follows –

1. The application is **Supported**, subject to the following **Conditions being included in the Town Planning Decision Notice: -**

   1.1. The proposed place of worship is restricted to a maximum of 250 congregants.

   1.2. Access to the site is via Calendula Avenue via 6.5m pandhandle.

   1.3. The ETA reserves the rights to further comment and/or withdraw its acceptance on this application should the need arise.

2. **Documents considered:**

   2.1 MOTIVATIONAL REPORT "STATUTORY APPLICATION IN TERMS OF THE ETHEKWINI MUNICIPALITY PLANNING AND LAND USE MANAGEMENT SECOND AMENDMENT BY-LAW 2021 (NOTICE 95 OF 2021) AND THE SOUTH SUB SCHEME, MOTIVATION IN SUPPORT OF A SPECIAL CONSENT APPLICATION FOR A PLACE OF WORSHIP ON A RESIDENTIAL SMALL HOLDING ZON, LOCATED ON THE REMAINDER OF ERF 3183 CRAIGIEBURN SITUATED AT AS 47A CALENDULA AVENUE, CRAIGIEBURN", prepared T and T Town Planning Consultants (PTY) Ltd, dated November 2025.

2.2 Updated Site Development Plan prepared by A Arch Studio – Drawing numbers not indicated – Sheet 1 of 4 to 4 of 4 and dated 10/10/2025.

3. Key factors considered:

3.1. Development Proposal:

3.1.1. Site Area = 2, 7306 Ha
Existing FAR = 559.31 m²
Proposed FAR = 748.38 m²

3.1.2. The proposed Special Consent application is for a Place of Worship with a maximum of 250 congregants.

3.1.3. The Site is zoned residential small holding.

3.1.4. The proposed development will generate a maximum of 6 vehicular trips during the weekday Am & Pm peak hour periods and a maximum of 125 vehicular trips during the Sunday peak hour period.

3.1.5. Whilst it is noted that the peak hour vehicular trip generation for the proposed development exceeds the threshold for the requirements of a TIA, the existing freely permitted land uses would generate a higher peak hour vehicular demand than those proposed by the current worship proposal during the weekday peak hour periods (high demand traffic conditions). Sunday traffic volumes are typically lower than weekday volumes and considered outside of the commuter peak.

3.1.6. Parking:

3.1.6.1. Parking Required – LUMS to confirm.

3.1.6.2. Parking Provided – 100 Parking bays.

3.2. Application Site Access

3.2.1. The proposed site has one road frontages namely, Calendula Avenue.

3.2.2. Calendula Avenue is a Class 5 road within the City's Road network and has a surfaced width measuring approximately 6.5m.

3.2.3. Access is proposed development is via a 6m pan-handle.

3.3. Transport Infrastructure Requirements and Responsibilities

3.3.1. None.

ETHEKWINI TRANSPORT AUTHORITY

30 Archie Gumede Place | Durban | 4001
P O Box 680 | Durban | 4000
Tel: 031 311 7344 | Fax 031 305 5871
www.durban.gov.za

3.4. Other Factors

3.4.1. None.

4. General

4.1. Parking requirements to be determined and confirmed by the LUMS.

4.2. It is advised that the ETA's building plan checklist be utilised prior to submitting the Building Plan Application.

4.3. Parking is to be provided as per the requirements of the Town Planning Department's Land Use Management Branch. All access, parking bay, loading bay, aisle width details etc. are to be in accordance with Section 8 of the relevant Town Planning scheme and the eThekwini Transport Authority (ETA) requirements.

4.4. The ETA reserves the rights to further comment and/or withdraw its acceptance on this application should the need arise.

This Letter of Support is valid for a period of five years, from date of this letter.

Yours faithfully,

Lee-Roy Adams
EThekwini Transport Authority
For Senior Manager: Traffic Engineering Branch

CC - Town Planning's Land Use Management Official – Sodashni Moodaly

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ETHEKWINI MUNICIPALITY LAND DEVELOPMENT
APPLICATION COMMENT SHEET

DEPARTMENT: Fire

LUM ENQ REF NO: SAENQ202511170003/SR

COMMENTING DEPT. REF. NO:

ERF NO: REMAINDER OF ERF 3183 CRAIGIEBURN

STREET ADDRESS : 47A Calendula CRESCENT

ZONING OF SITE : RESIDENTIAL SMALL HOLDING

APPLICATION : SPECIAL CONSENT APPLICATION FOR A PLACE OF WORSHIP

FREE ENTRY : NO

COMMENT	Date
This department has no objections to the full submission to council ETHEKWINI MUNICIPALITY FIRE & EMERGENCY SERVICES FIRE SAFETY BRANCH DATE: 10/12/25 SIGN: N.Mpun	10/12/25 **Name** N MPUNGOSE **Signature** N.Mpun **Contact No** 0313222311

This comment is valid for _____ (please include comment expiry date).

ETHEKWINI MUNICIPALITY LAND DEVELOPMENT APPLICATION COMMENT SHEET

DEPARTMENT: Health Services

LUM ENQ REF NO: SAENQ202511170003/SR

COMMENTING DEPT. REF. NO:

ERF NO: REMAINDER OF ERF 3183 CRAIGIEBURN

STREET ADDRESS : 47A Calendula CRESCENT

ZONING OF SITE : RESIDENTIAL SMALL HOLDING

APPLICATION : SPECIAL CONSENT APPLICATION FOR A PLACE OF WORSHIP

FREE ENTRY : NO

COMMENT	Date
No objection is lodged to the proposal in principle subject to compliance with th National Building Regulations and Building Standards Act 103 0f 1977, eThekwini Municipality- -Municipal Publc Health Bylaws, 2022 -Nuisance & Behaviour in Public Places Bylaw, 2015 and other relevant legislation. Further comments to be made upon this department receiving building plan for scruitiny and when seeking approval for occupancy. ETHEKWINI MUNICIPALITY ENVIRONMENTAL HEALTH DEPARTMENT UMKOMAAS TEL: 039 9730850 32 MARLBOROUGH AVENUE WIDENHAM	**10/12/2025** **Name** **Mr TL Pepu** **Signature** **Contact No** **039-9730850**

This comment is valid for _____ (please include comment expiry date).

Municipal Planning Department
Spatial Planning and Land Use Management Directorate
Strategic Planning Branch

166 K E Masinga Road
Durban, 4001
P.O. Box 680, Durban, 4001
www.durban.gov.za

Enquiries: Siphamandla Mzimela
Telephone No: 031 312 9363
Our Reference: South 1021A
LUMS Ref: SAENQ202511170003/SR

Date: 30 December 2025

T and N Planning
Attention: Talisen Naidoo
15 Silverglen Crescent,
Silverglen, Chatsworth,
4092

Email: talisen@tnaplanning.co.za

Dear Sir

RE: PROPOSED SPECIAL CONSENT FOR A PLACE OF WORSHIP ON REMAINDER OF ERF 3183 CRAIGIEBURN SITUATED AT 47A CALENDULA AVENUE

Summary:
The abovementioned Special Consent enquiry is for a Place of Worship on Remainder of Erf 3183 Craigieburn (47A Calendula Avenue). The site is currently zoned Residential Small Holding and measures approximately 2.7 hectares in extent. Access to the site is via Calendula Avenue wherein 80 on-site parking bays will be provided to support the operation of the worship facility.

Comments:
The Strategic Planning Branch (SPB) has reviewed the abovementioned enquiry and submits the following comments:

In terms of the Spatial Development Framework (SDF 2025/2026) and the South Spatial Development Plan (SSDP 2014/2015), the area in question has been broadly earmarked for Residential purposes.

Furthermore, the subject site is located within the boundary of the Craigieburn Precinct Plan (2011), which identifies the site for Mixed Use and Light Industrial purposes. The plan also broadly designates the area as a community node, intended to accommodate a mix of commercial, residential, social facilities, and industrial activities. In this context, the proposed special consent land use (Church) is considered to be less onerous on the surrounding area than the land use proposed within the Craigieburn Precinct Plan (2011).

Additionally, the Strategic Planning Branch (SPB) views worship establishment as a community facility which is complementary to an all-inclusive, well-functioning and sustainable community in this regard.

Given the above, the SPB raises no objection to this Special Consent enquiry to operate a Place of Worship from the Remainder of Erf 3183 Craigieburn (47A Calendula Avenue).

Spatial Development Framework / Council Approved Spatial Plans

The Strategic Planning Branch raises no objection to the Special Consent enquiry for a Place of Worship; as it aligns, with the SDF (2025/2026); South Spatial Development Plan (SSDP 2014/2015) and the Craigieburn Precinct Plan (2011).

The enquiry is however subject to the following conditions:

a) This branch's support is subject the applicant meeting all sector requirements.
b) This support should not be deemed to be an approval of the eThekwini Municipality.
c) This branch reserves the right to comment further should the need arise.
d) The branch's comment is based on the information provided.

Yours faithfully,

pp.

…….
Ms H. Epstein
SNR MANAGER: STRATEGIC SPATIAL PLANNING

ETHEKWINI MUNICIPALITY LAND DEVELOPMENT APPLICATION COMMENT SHEET

DEPARTMENT: Coastal Stormwater & Catchment Management

LUM ENQ REF NO: SAENQ202511170003/SR

COMMENTING DEPT. REF. NO:

ERF NO: REMAINDER OF ERF 3183 CRAIGIEBURN

STREET ADDRESS : 47A Calendula CRESCENT

ZONING OF SITE : RESIDENTIAL SMALL HOLDING

APPLICATION : SPECIAL CONSENT APPLICATION FOR A PLACE OF WORSHIP

FREE ENTRY : NO

COMMENT	Date
APPROVED	09/12/2025
	Name Siphesihle Mtshali
	Signature
	Contact No 031 311 1793

This comment is valid for _____ (please include comment expiry date).

ETHEKWINI MUNICIPALITY LAND DEVELOPMENT APPLICATION COMMENT SHEET

DEPARTMENT: Metro Waste Water

LUM ENQ REF NO: SAENQ202511170003/SR

COMMENTING DEPT. REF. NO:

ERF NO: REMAINDER OF ERF 3183 CRAIGIEBURN

STREET ADDRESS : 47A Calendula CRESCENT

ZONING OF SITE : RESIDENTIAL SMALL HOLDING

APPLICATION : SPECIAL CONSENT APPLICATION FOR A PLACE OF WORSHIP

FREE ENTRY : NO

COMMENT	Date
No Objection THEMBEKA MVUBU (Service No. 89178-09 Inspector of Works Wastewater Department - Central Tel No: 031 322 9449 / Cell No: 074 229 2300 Email: Thembeka.Mvubu@durban.gov.za	12/12/25 **Name** **Signature** **Contact No**

This comment is valid for _____ (please include comment expiry date).

ETHEKWINI MUNICIPALITY LAND DEVELOPMENT APPLICATION COMMENT SHEET

DEPARTMENT: eThekwini Water Planning Branch

LUM ENQ REF NO: SAENQ202511170003/SR

COMMENTING DEPT. REF. NO: F251212/1659

ERF NO: REMAINDER OF ERF 3183 CRAIGIEBURN

STREET ADDRESS : 47A Calendula ~~CRESCENT~~ Avenue

ZONING OF SITE : RESIDENTIAL SMALL HOLDING

APPLICATION : SPECIAL CONSENT APPLICATION FOR A PLACE OF WORSHIP

FREE ENTRY : NO

COMMENT	Date
YOUR REPORT TITLED "MOTIVATION IN SUPPORT OF A SPECIAL CONSENT APPLICATION FOR A PLACE OF WORSHIP ON A RESIDENTIAL SMALL HOLDING ZON, LOCATED ON THE REMAINDER OF ERF 3183 CRAIGIEBURN SITUATED AT AS 47A CALENDULA AVENUE, CRAIGIEBURN", AND DATED NOVEMBER 2025 IS REFERENCED. COMMENTS FROM WATER PLANNING BRANCH: • No objection	**16/02/2026** **Name** **P. Gumede** **Signature** **Contact No** **031 322 2709**

Departmental Official: **P. Gumede**

E-mail/Phone: **pretty.gumede2@durban.gov.za**

This comment is valid for **3 YEARS (16/02/2029)** (comment expiry date)

T & A

TOWN PLANNING CONSULTANTS

APPLICANT: MOODLEYS SANDS (PTY) LTD

T AND A TOWN PLANNING CONSULTANTS (PTY) LTD

Talisen Naidoo
Director
SACPLAN Registration: Pr. Pln A3160/2022

078 528 6838
talisen@tnaplanning.co.za

Date	: November 2025
CIPC REGISTRATION	: 2020/726014/07
SARS VAT No.	: 4440300236
CSD No.	: MAAA0998886
B-BBEE	: Level 1 – 135%
Address	: 15 Silverglen Crescent, Chatsworth, 4092

STATUTORY APPLICATION IN TERMS OF THE ETHEKWINI MUNICIPALITY PLANNING AND LAND USE MANAGEMENT SECOND AMENDMENT BY-LAW 2021 (NOTICE 95 OF 2021) AND THE SOUTH SUB SCHEME

MOTIVATION IN SUPPORT OF A SPECIAL CONSENT APPLICATION FOR A PLACE OF WORSHIP ON A RESIDENTIAL SMALL HOLDING ZON, LOCATED ON THE REMAINDER OF ERF 3183 CRAIGIEBURN SITUATED AT AS 47A CALENDULA AVENUE, CRAIGIEBURN

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   2.2. Zoning & Land Use
3. Parking
4. Developmental Controls as per the South Sub Scheme
5. Environmental Considerations
6. Motivation for Approval of Special Consent Application
7. Need and Desirability
8. Spatial Planning and Land Use Management Act Principles
9. Conclusion

List of Annexures

Annexure 1: Application Form

Annexure 2: Power of Attorney/Resolution

Annexure 3: Title Deed

Annexure 4: SG Diagram

Annexure 5: Developmental Controls – South Sub Scheme

Annexure 6: Locality, Zoning and Land Use Plans

Annexure 7: Building Plan

Annexure 8: Affidavit from the owner

1. BACKGROUND INFORMATION

The subject (Remainder of Erf 3183 Craigieburn) is a large residential property located on the main road known in Craigieburn on Calendula Avenue, which is located on the South Coast of KwaZulu-Natal, approximately 53 km south-west of Durban. The main road through the town center of Craigieburn is Calendula Avenue which runs between Craigieburn Drive and P197-3. Craigieburn lies just west and 10km inland from the coastal town of Umkomaas. The neighbouring communities include Magabeni to the north, Umkomaas to the east, Amahlongwa to the south and the adjoining suburb of Roseneath to the north-west.

Craigieburn comprises two distinct areas, Craigieburn and Naidooville. Naidooville is located separately from the main town of Craigieburn and is situated adjacent the N2. Craigieburn, along with Roseneath, Clansthal, Magabeni and Ilfracombe form part of the functional area of Umkomaas.

The subject site is located within an established and well developed area characterized by an undeveloped open spaces/land, commercial activity and is also in close proximity to residential development. The subject site is an ideal location for the proposed religious center or Place of Worship, being situated along the main road in Craigieburn. To accommodate the proposed use, a special consent application of the subject site is necessary. The site for a church or place of public worship holds immense significance in fostering spiritual growth and community connection.

In South Africa, a place of public worship encompasses land and buildings dedicated to religious practices, such as churches, chapels, mosques, temples, or synagogues. A church serves as a central gathering place for spiritual worship, fostering a sense of belonging, faith, and unity within the community. It provides individuals with a space to connect with their beliefs, practice religious rituals, and find solace and support among fellow congregants.

The following memorandum is submitted to the South Entity of the eThekwini Municipality to provide context and an adequate motivation for the proposed Special Consent Application and to ensure that the proposal is desirable and complies with all assessment areas.

The application is made to the South Sub Entity of eThekwini Municipality in terms of Category 3 – Section 28 of the Planning and Land Use Management By – Law.

The application form has been completed and attached under **Annexure 1: Application Form.**

1.1. THE APPLICANT

Moodleys Sands (Pty) Ltd is the registered owner of the subject site known as 47A Calendula Avenue.

Moodleys Sands (Pty) Ltd has given Talisen Naidoo authority to submit the special consent application and represent them as the applicant. **Annexure 2: Power of Attorney and Resolution.**

Proof of ownership is provided in the Title Deed and Registration Documents attached. Annexure 3: Title Deed.

1.2. SITE DETAILS

The subject property is described as Remainder of Erf 3183 Craigieburn known as 47A Calendula Avenue. The subject property is registered in the name of Moodleys Sands (PTY) LTD, confirmed in the abovementioned deed of transfer. Consent from the owner has been obtained; refer to the signed Power of Attorney attached hereto as Annexure 2.

There are no restrictive title conditions in the Deed of Transfer that will restrict the proposed application and use of the site.

Calendula Avenue

1.3. PROPERTY DETAILS

The table below includes relevant information regarding the subject site known as 47A Calendula Avenue:

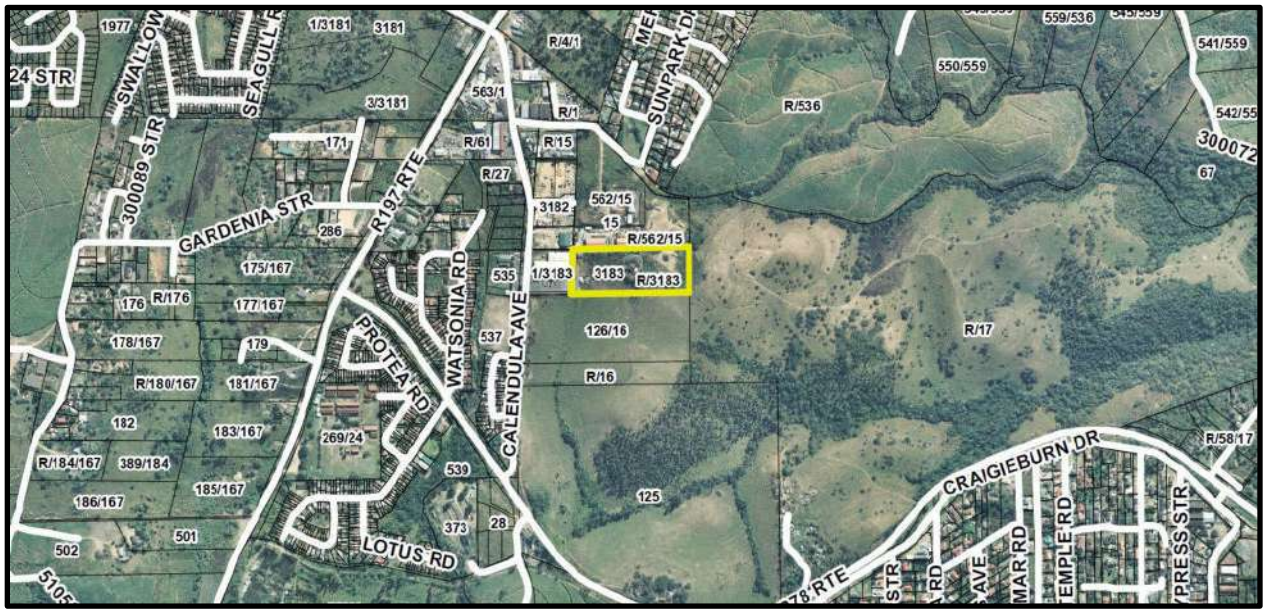
Property Description	Erf 3183 Craigieburn
Physical Address	47A Calendula Avenue
Owners	Moodleys Sands (Pty) Ltd
Title Deed No	T19580/2025
Extent of the property	2,7306 Ha
Zoning of the property	Residential Small Holding
SG Diagram	18721/2017

2. CONTEXTUAL INFORMANTS

2.1. Locality

As stated, the subject site is a partially developed site in Craigieburn. The property is level and borders a business property to its northeastern side and a residential property to the northwestern side. The area is well developed with various uses. The property is also walking distance from several businesses, shops and residents.

The site is rectangular in shape and slightly above road level. The site measures 2,7306 Ha in extent. The subject site is situated on Calendula Avenue, which is one of the main routes within Craigieburn area.



Locality plan

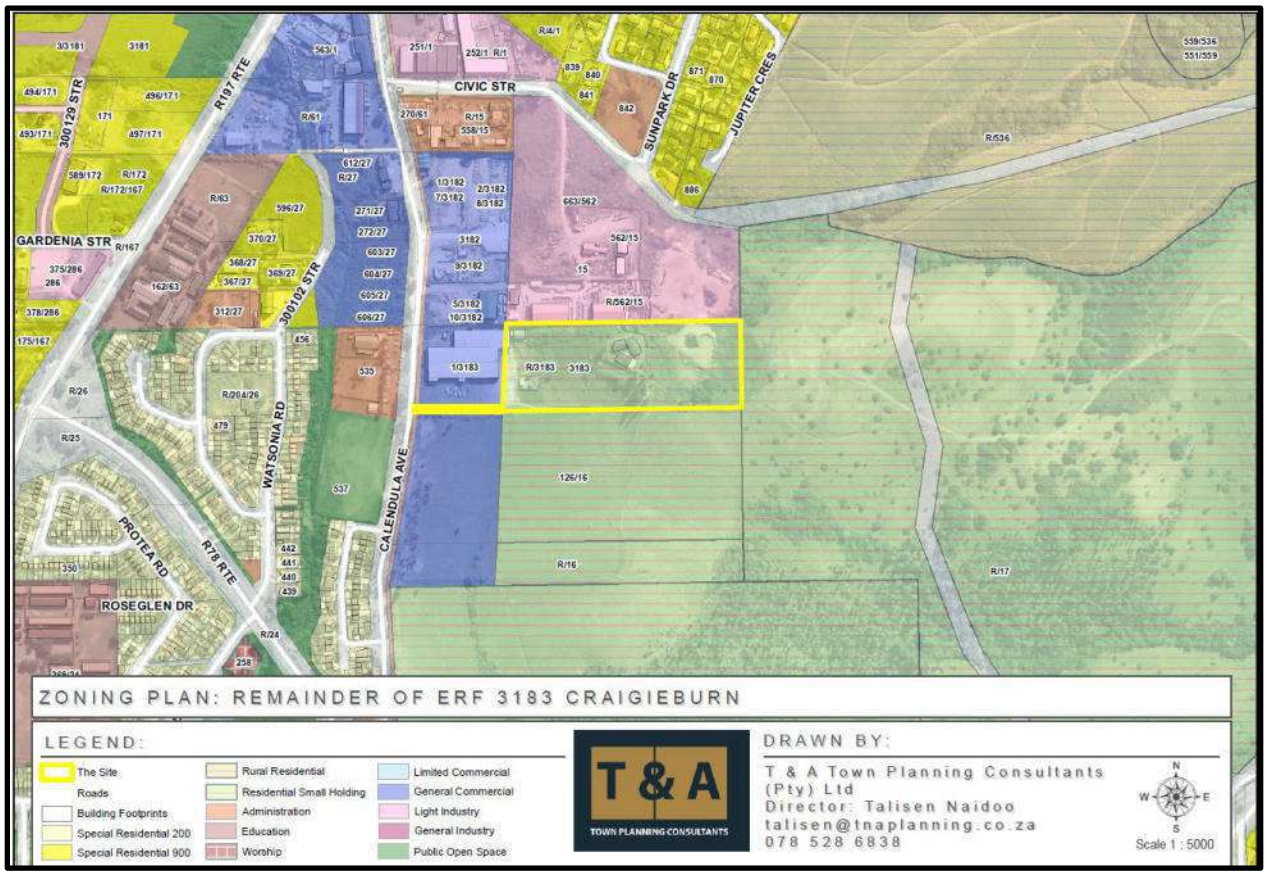
The subject site is the pan handle site located on Calendula Avenue, as such, it is able to provide an ingress and an egress. The site is large and can accommodate all desired parking on site.

2.2. ZONING AND LAND USE

Remainder of Erf 3183 Craigieburn known as 47A Calendula Avenue, currently holds the zoning of Residential Small Holding as per the South Sub Scheme. The predominant zonings of the surrounding properties in the area are: Light Industry, General Commercial, Administration, Residential Small Holding and Special Residential 900.

On the Residential Small Holding zone, a Place of Worship is by Special Consent. As per the South Sub Scheme, the definition of Place of Public Worship means: '*Premises used for public devotion and may include uses ancillary thereto.'*

The proposed application will not negatively impact on the surrounding properties as Worship sites generally integrate with residential properties and commercial sites. Refer to Annexure 7: Zoning Plan.



Zoning Plan

The subject site is surrounded by Light Industry, General Commercial and Residential Small Holding Zones on either side and the sites across the road are zoned Administration and General Commercial.

The subject site

Adjacent to the suject site- Moodleys Spar

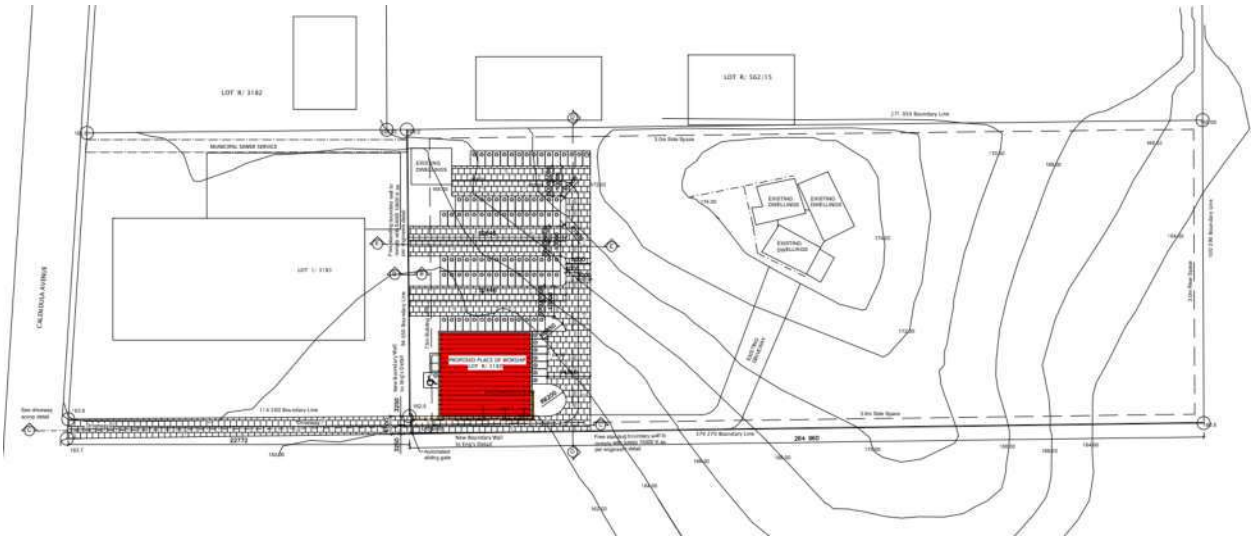
Calendula Road- entrance to the site

Across the subject site- Municipal Hall

3. PARKING

The site is served by Calendula Avenue, which is located within a mixed use area in Craigieburn. Access to the subject site is gained directly via Calendula Avenue.

Entrance to the site is indicated on the image



The application was circulated to eThekwini Transport Authority's and referred on the 23 December 2025. One of the referrals is the submission of past approved plans. The owner has provided an Affidavit – Annexure 8 – stating that he has been to the Registry and there are no records of the past approved plans.

Entrance and exit to the subject site is via Calendula Avenue only. This means that the site is easily accessible and movement or access to the subject site will not be restricted or hindered.

Parking for the Church will be provided on site. The site is large and can accommodate all parking on site. The number of congregants is approximately 250 congregants. The nature of worship is peaceful and tranquil at all times. The proposed seating is 488m^2 and this will require a minimum of 98 parking bays. The subject site has provided 100 bays.

According to the South Town Planning Scheme, the parking requirements for a Place of Public Worship is as follows:

- *20 bays / 100m2 PFA (min. 20 bays), this includes stages, public walkways, toilets etc.*

The Church proposes to have an auditorium size of approximately 488m^2 to accommodate 250 seats.

Accordingly, using the applicable parking ratio, it is therefore required that a total of 98 private vehicle parking bays are to be provided on site to meet the parking demand.

In addition to the above, the following must be adhered to:

• No parking on the verges

• All vehicles are to enter/exit the application site in a forward gear

All parking facilities, accesses and driveways are to be designed and dimensioned in accordance with the schedule of guidelines for off-street parking as per the eThekwini Transport Authority's standards and specifications for off-street parking."

The parking has been calculated as per Section 8 of the Town Planning Scheme.

4. DEVELOPMENTAL CONTROLS AS PER THE SOUTH SUB SCHEME

The following land use parameters are stipulated in the eThekwini Municipally South Sub Land Use Scheme for the existing and proposed zone.

The existing Residential Small Holding zone:

ZONE: RESIDENTIAL SMALL HOLDING

SCHEME INTENTION: To provide, preserve, use land or buildings for Agricultural productivity, residential small holding and uses ancillary to agricultural activity are permitted at the discretion of the eThekwini Municipality.

MAP COLOUR REFERENCE: DARK GREEN **MAP REFERENCE:** SS/05/2012

PRIMARY	SPECIAL CONSENT	PRECLUDED	
•Agricultural Activity •Agricultural Land • Conservation Area •Dwelling House •Garden Nursery •Private Open Space •Riding Stables •Veterinary Clinic	•Arts and Crafts Workshop • Telecommunications Infrastructure •Boarding House •Cemetery/Crematorium •Chalet Development •Crèche •Educational Establishment •Hotel •Institution •Mobile Home Park & Camping Ground •Multiple Unit Development •Nature Reserve •Pet Grooming Parlour •Place of Public of Worship •Retirement Centre •Special Building •Zoological Garden	•Action Sports Bar •Adult Premises •Airport •Beach Amenity Facility •Betting Depot •Builder's Yard •Bus and Taxi depot •Car Wash •Container Depot •Convention Centre •Correctional Facility •Crematorium •Direct Access Service Centre •Display Area •Dive Charter •Escort Agency •Flat •Flea Market •Fuelling and Service Station •Funeral Parlour •Golf Driving Range •Government/Municipal •Health & Beauty Clinic •Health Studio •Industry - Extractive •Industry – General	• Industry – Light • Industry – Noxious • Landfill • Laundry • Mortuary • Motor Garage • Motor Display Area • Motor Vehicle Test Centre • Motor Workshop • Museum • Night Club • Office • Office – Medical • Parkade • Place of Public Entertainment • Recycling Centre • Reform School • Refuse Disposal • Restaurant / Fast Food Outlet • Scrap Yard • Shop • Student Residence • Transport Depot • Transport Use • Truck Stop • Warehouse

ADDITIONAL CONTROLS

1. All landscaping shall be to the discretion of the Municipality.
2. Special land use area in development parameters pertains to land previously established and administered in terms of former legislation such as the KwaZulu Land Affairs Act, 1992, as amended, Less Formal Township Establishment 1991 (Act 113 of 1991) (LFTEA), Land Tenures Rights Act,1991(Act No. 112of 1991)

DEVELOPMENT PARAMETERS

	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
	FRONT BUILDING LINE:	SIDE AND REAR					
OTHER AREAS	7.5 m	2.0 m	Not Applicable	2 hectares	2	15 %	0.125
SPECIAL LAND USE AREAS	1.0m	1.0m	Not Applicable	To the satisfaction of the Municipality	2	20%	N/A

As seen from the Development Facilitation Table above, the proposed use falls under the special consent column, hence the application being submitted.

With regards to FAR and Coverage, the development will be in line with the proposed zone controls. The proposed place of worship will provide a service to the residents of the area as well as provide ancillary uses related to the zone. The significance of a church in a community has become an essential part that feeds directly into human nature and behavior, this is the crux of community value and benefits the community in a variety of ways. The role of the modern church in the life of the 21st-century believer is critical because it fills a void only the church can.

A worship site is especially crucial during these trying times as it serves the community as large. Parking facilities will be provided as required in terms of the South Sub Scheme.

The applicant seeks to adhere to the above land use regulations by all means necessary.

5. ENVIRONMENTAL CONSIDERATIONS

The subject site is not affected by DMOSS, hence we don't envision any issues with the site.

6. MOTIVATION FOR APPROVAL OF SPECIAL CONSENT APPLICATION

Zoning Scheme Reference: Section 1.25.1(i): According to the development facilitation table of the eThekwini Zoning Scheme, a Place of Public Worship falls under the Special Consent category within the Residential Small Holding zone.

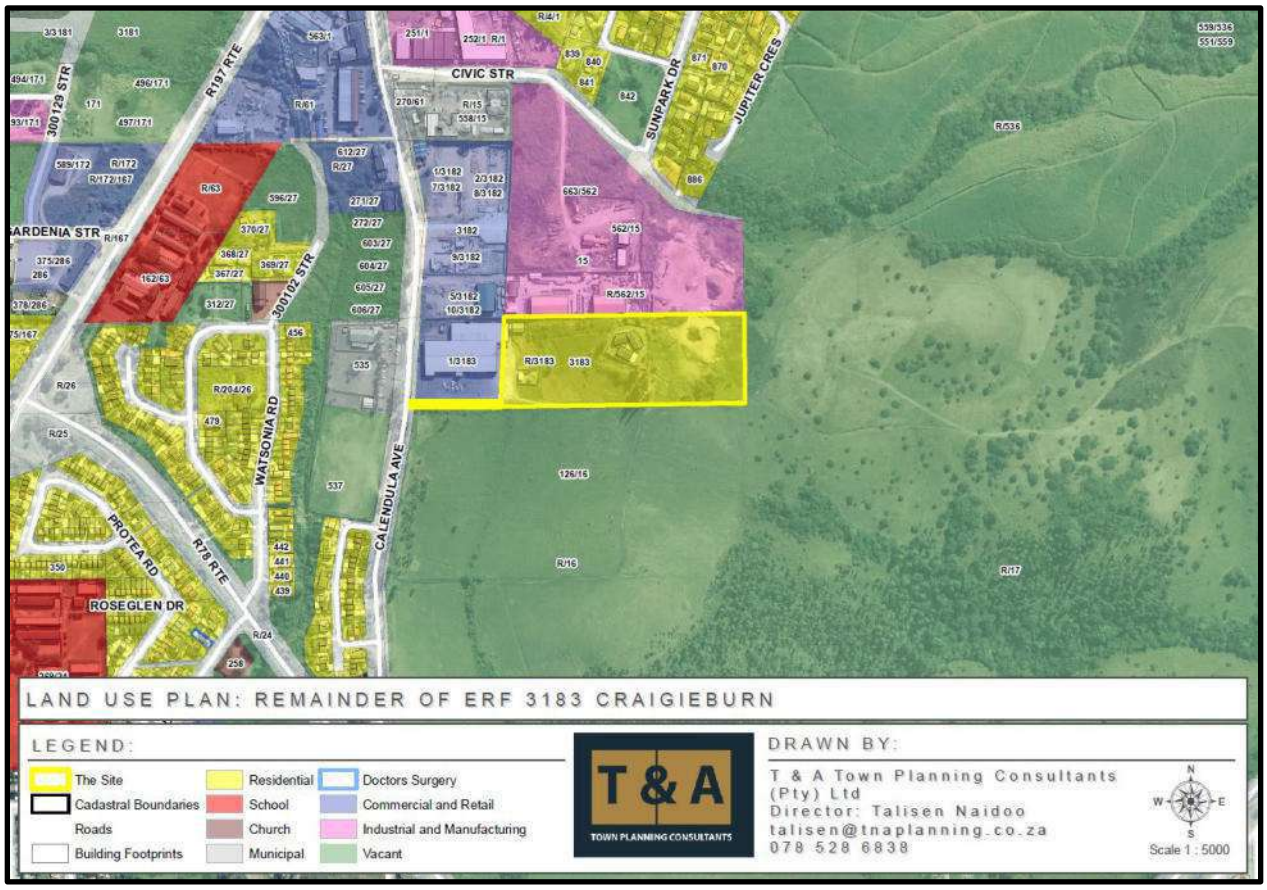
The site measures 2,7306 Ha. The minimum site size for the Residential Small Holding zone is 2 hectares. The application seeks Special Consent to obtain approval for the proposed church within the framework of the current zoning, making the use compliant with the municipal zoning regulations. The application is intended to bring the property into full legal compliance with current zoning regulations while recognizing its long-standing role in the community. Formalizing the use with Special Consent allows the church to operate within the bounds of the zoning scheme while accommodating the growing needs of the congregation and ensuring the site is used in a manner consistent with municipal planning objectives.

One of the key benefits of having a church in a community is the promotion of moral values, ethical principles, and personal growth. Churches often provide guidance and teachings that emphasize compassion, love, and social responsibility. They contribute to the overall well-being and character development of individuals, fostering a strong moral foundation.

The scale of the proposed development is unlikely to have a significant impact on the existing traffic network and therefore will not contribute to congestions and delay of traffic in the area. A Place of Worship is not regarded as an intrusive use, in this case, there will be no interference with the abutting sites and surrounding area. The development congruently will blend in with the existing context and enhance it.

The proposed church's operations will be low-impact, with minimal external effects on the neighborhood. The church will be located within a primarily residential and commercial area of Craigieburn. The existing zoning permits the use as a place of worship via a special consent application. The fact that the use is allowed via special consent lends to the fact that this is a permissible use within a residential/commercial area. The church will operate in harmony with the surrounding community.

From the land use plan it is clear that few and far between worship facilities in and around the area. The applicant wants to provide a social and religious facility in an established area.



Land Use Plan

Given the nature of the proposal, it is envisaged that no amenity would be interfered with in addition to the site being more than capable of accommodating the proposed use.

The scale and intensity of the development will allow for a greater compatibility of use in terms of acknowledging social responsibilities by private organizations. Therefore, the proposed Church would allow for this as a recommended in the Integrated Development Plan and the Spatial Development Framework.

The proposed Place of Worship is to accommodate a beautifully designed Church for approximately 250 congregants. The Church is one of few in the area of Craigieburn.

In terms of the eThekwini Integrated Development Plan, there is a need to promote local economic development, social and religious developments as well as employment opportunities. The proposal assists in meeting the above needs, through the provision of a church development contributing to the local economy in the form of employment opportunities and social facilities.

It is also seen that the subject site is strategically located in a residential area where social facilities are needed the most.

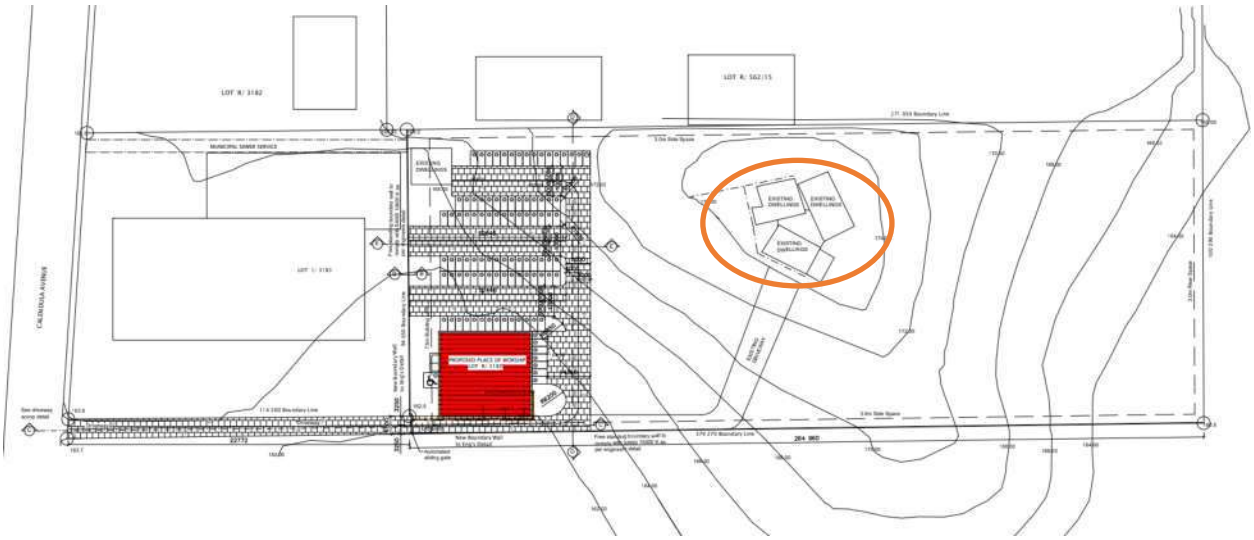
The proposal is not unique in that the surrounding developments are residential in nature and worship sites normally blend well with the residential fabric of the area. The applicant's proposal is much needed in view of the service that will be provided to the residents of the area.

The character of the area is already one compromising of both residential and commercial uses and this proposal does not contradict the immediate surrounding land uses as it is of a lower intensity. Thus, it can be determined that the need and desirability aligns itself to the proposal.

The proposed development is not anticipated to generate any negative infrastructural impacts and the proposed development may not be considered to be visually intrusive to the overall character of the area in which it lies.

The provision and standard of engineering services with regards to the subject site is situated within the suburb of Craigieburn, surrounded by existing infrastructure and services. The proposal will enable the efficient and effective utilization of services. The subject site has direct access to all residential access roads that link to primary collector and transport links. There is public transport available along these routes. There is ample parking available on site to meet the needs of the proposed development.

Spar adjacent to the subject site



The existing building circled above in red is used for storage. The buildings circled in orange above are dwellings. These land uses are free entry on the zone of Residential Small Holding. The proposal of the church within the existing zone, will work well as there is enough space for the proposed building and parking facilities.

A development of this scale does not have the potential to affect the surrounding uses to any considerable degree, therefore no major impacts are envisaged. The proposal will not change the overall character of the area but improve the nature of the surrounding existing residential areas by providing the community with a local worship facility.

The proposed application for a church brings numerous benefits to a community. It creates a space for spiritual growth, moral guidance, and community connection. Churches serve as catalysts for charitable endeavors, fostering social support networks, and promoting personal and collective well-being. By providing a platform for worship, fellowship, and outreach, churches play a vital role in building stronger and more cohesive communities across South Africa.

7. NEED AND DESIRABILITY

- There is a need at national and local level to address basic uses that compliment residential uses within residential areas.
- The need to facilitate the provision worship facilities within residential areas contributes to the moral of the area and keeps the community in good Spirit.
- The existing zoning permits the use as a place of worship via a special consent application. The fact that the use is allowed via special consent lends to the fact that this is a permissible use within a residential area.
- The proposed church development will not have a negative impact on amenities that will be enjoyed by neighboring residents.
- The Church will operate in harmony with the surrounding community

8. SPATIAL PLANNING AND LAND USE MANAGEMENT ACT PRINCIPLES

Compliance with the development principles in terms of the Spatial Planning and Land Use Management Act of 2013:

Inherent in the legislation are principles namely: Spatial Justice, Spatial Sustainability, Spatial Resilience and Good Administration. All principles contained in the act apply to all aspects of spatial planning, land development and land use management.

The principle of Spatial Justice:

Addressing issues of spatial development imbalances that historically exist, by improving access to land and the use of land.

It is important to promote development at this stage to ensure spatial justice. The community needs the approval of the church which is a favorable location with minimal impact.

The social facility will make optimum use of the site and provide a service to the community.

The principle of spatial sustainability:

Promote and stimulate the effective and equitable functioning of land Markets; - the development of this land for the purposes of Place of Worship to be used as a church is an existing approved use and the site continues to operate within this parameter as such facilitating the appropriate zone is a sustainable choice.

Consider all current and future costs to all parties for the provision of Infrastructure and social services in land developments; -the proposed application is in line with the existing use and is considered a lesser impacting zone.

The principle of Efficiency:

The proposed development is located in Craigieburn, which is an already existing mixed use area.

Land development optimizes the use of existing resources and infrastructure. The Craigieburn Suburb is well serviced, has sufficient access to public transport, health care and educational. The proposed Church adds to these facilities which complement the surrounding residential zones.

The principle of Spatial Resilience:

The above application speaks of spatial resilience, whereby there should be flexibility in spatial plans. Policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.

The principle of Good Administration:

The development application will be subject to the public participation process that is required by SPLUMA.

All interested and affected parties identified by the municipality will be notified. In addition, the application will be advertised in the respective paper, Mercury and one other local newspaper, affording the public 30 days and objections.

Thus, it can be determined that the need and desirability aligns itself to the proposal.

The proposed development is not anticipated to generate any negative infrastructural impacts and the proposed development may not be considered to be visually intrusive to the overall character of the area in which it lies.

The proposed special consent will add economic value to the area as the investment by the applicant will enhance the area. The proposed zone is unlikely to cause unwarranted interference within the area or nor undermine the South Sub Town Planning Scheme.

9. CONCLUSION

From this motivation report, it is our opinion that the proposed land use application for Remainder of Erf 3183 Craigieburn, situated at 47A Calendula Avenue is consistent with all relevant considerations as prescribed by the planning legislation. It does not create conflict with the overall spatial objectives for the area. It considers the neighboring properties and the current spatial structure of the area.

The religious center will become an active part of the community in the area. The proposed re-development of this property within the Craigieburn area, and will add to the mixed-use character of the area. The proposal supports walkability considering the nature of the proposed use and the area.

ANNEXURE 1

DEVELOPMENT PLANNING ENVIRONMENT & MANAGEMENT UNIT
Development Planning Department
Land Use Management Branch

166 K E Masinga Road, Durban, 4001
P O Box 680, Durban, 4000
Tel: 031 311 1111
www.durban.gov.za

ENQUIRY REFERENCE NO. SAENQ202511170003/SR **DATE:** 18/11/2025

REGION: --Select One --- South

LUMA/PLANNER details: (Name) Sodashni Moodaly **e-mail** sodashni.moodaly@durban.gov.za

STATUTORY APPLICATION FORM FOR CONSIDERATION BY THE ETHEKWINI MUNICIPALITY PLANNING AND LAND USE MANAGEMENT SECOND AMENDMENT BY-LAW, 2021 (NOTICE 95 OF 2021) AND THE SCHEME

Please note that **ALL** sections of this form **MUST** be completed by Applicant.

PLEASE TICK APPROPRIATE APPLICATION TYPE

TYPE OF APPLICATION	
CATEGORY 1 – in terms of Section 26 of the Planning and Land Use Management By-law	
Amendment to the Schemes	☐
CATEGORY 2 - in terms of Section 27 of the Planning and Land Use Management By-law	☐
Rezoning of Land with Objections	☐
Introduction of a New Area (Extension of the Scheme)	☐
Land Development Applications Deviating from the Provisions of the Municipal Spatial Development Framework (MSDF)	☐
Zonings of Land	☐
CATEGORY 3 - in terms of Section 28 of the Planning and Land Use Management By-law	
Rezoning of Land With no Objections and in line with the MSDF	☐
Consolidation	☐
Removal of Restrictive Conditions	☐
Special Consent	☑
Subdivision	☐
CATEGORY 4 - in terms of Section 29 of the Planning and Land Use Management By-law	
Relaxation (Space About Buildings, Height, FAR & Coverage)	☐
Exemptions (Clause 1.13 of the Scheme)	☐

IS THIS A COMBINED APPLICATION? (Tick the appropriate box)	YE ☐	NO ☑

APPLICATION IS MADE IN TERMS OF ETHEKWINI MUNICIPAL LAND USE SCHEME:
South ..... **SUB-SCHEME**

DETAILS OF APPLICATION: (detail what the application is for. Any exclusion renders the application null and void)

Special Consent for a Proposed Place of Public Worship

PARTICULARS OF SITE

Cadastral Description: Remainder of Erf 3183 Craigieburn

Street Address: 47A Calendula Avenue

Area of Land: 2.7603Ha ..... Title Deed No: T19580/2025

Rate number (for payment purposes): .....

PARTICULARS OF APPLICANT *(applicant as defined in section 21(5) of the eThekwini Municipality Planning and Land Use Management Second Amendment By-Law, 2021 (Notice 95 of 2021)*

NAME: Talisen Naidoo- T and A Town Planning Consultants (Pty) Ltd

PHYSICAL ADDRESS: 15 Silverglen Crescent, Chatsworth

.....CODE 4092

POSTAL ADDRESS: As Above

(If different to above).....CODE .....

Tel. No. (W) (.....) .... (H) (.....) .....

Cell No. 078 528 6837 ..... E-mail. talisen@tnaplanning.co.za

SIGNATURE OF APPLICANT .....I.D. No 9010305196081

PROFESSIONAL REGISTRATION NUMBER: A3160/2022

PARTICULARS OF REGISTERED OWNER ***(to be signed by all registered owners)***

NAME: Virashnie Moodley

PHYSICAL ADDRESS: 68 Barrow Street, Umkomaas

.....CODE 4170

POSTAL ADDRESS:.....

(If different to above).....CODE .....

Tel. No. (W) (.....) .... (H) (.....) .....

Cell No. 082 459 9100 ..... E-mail. .....

I hereby declare that I am: ◯Tenant (P.O.A.) ◯Other (P.O.A.)

◯Registered Owner ◯Sectional Title Holder (X)Legal Representative (P.O.A

Note 1: Where the owner is a Body Corporate, a member of the Body Corporate, Director or a Member of a Company, a Trust or a Close Corporation, a certified letter of Authority is required.

Note 2: Sectional Title applications require minutes of Body Corporate meeting at which consent was granted.

SIGNATURE OF REGISTERED OWNER/S .....I.D. No 920514 0126 083

SIGNATURE OF REGISTERED OWNER/S .....I.D. No. .....

The application (as referred in the eThekwini Municipality Planning and Land Use Management Second Amendment By-Law, 2021 (Notice 95 of 2021) should consist of the following:

1.	Owners Consent (Certified copy)	☑
2.	Copy of Title Deeds & S-G Diagram/ General Plan	☑
3.	Bond holders Consent (Certified copy)	☐
4.	Planning Motivation, Site/Layout Plans and Locality Plans.	☑
5.	Zoning and Land Use Plans	☑
6.	On-site Parking Provision and schedule	☑
7.	Approved Traffic Impact Assessment/Statement (where applicable)	☐
8.	Copy of Environmental authorisation from Department of Agriculture & Environmental Affairs (where applicable)	☐
9.	Geotechnical report (where applicable)	☐
10.	Body Corporate Consent/ Home/Property Owners Consent etc. (where applicable) (Certified copy)	☐
11.	In the case of a Trust- a resolution authorising such application be made (where applicable) (certified copy)	☐
12.	Power of Attorney / Authorization (if not signed by the Registered Owner) (Certified copy)	☐
13.	In the case of an application for the Alteration, Suspension or Deletion of Restrictions relating to Land, which creates a servitude in favour of another property, the names & contact details of all servitude holders	☐
14.	Any other information that may be considered by either yourself or the Municipality as being in support of your application	☐
15.	Water Use License Development of a site maybe subject to a water use license application (in terms of Section 21 of The National Water Act 36 of 2008) in the event of water course on site or within 500m of the property/ties/ the applicant must either obtain the necessarily approval or written confirmation that a license is not required from eThekwini Department of Water and Sanitation.	☐

I Talisen Naidoo- T and A Town Planning Consultants (Pty) Ltd (Applicant) affirm that the information and documentation submitted in this application is as per the information and documentation assessed and commented on by the relevant internal and external departments and has not been altered in any form or manner.

Signature of Applicant .....

ATTACHED COMMENT SHEET FOR DEPARTMENTAL CIRCULATION

ANNEXURE 2

POWER OF ATTORNEY

I, VIRASHNIE MOODLEY with identity Numbers 920514 0126 083,

confirm to be the Authorized Representative for Remainder of Erf 3183 Craigieburn, situated at 47A Calendula Avenue, Craigieburn, in terms of title deed number **T19580/2025**. I hereby appoint:

Talisen Naidoo (Identity Number 901030 519 6081) (SACPLAN Registration: Pr. Pln A3160/2022) being the sole Director of T and A Town Planning Consultants (Pty) Ltd with Registration Number 2020/726014/07.

To apply for the following application:

- Special Consent for a proposed Place of Public Worship

This authorization gives effect to the applicant to attend to all necessary documentation for the submission of the Rezoning application.

Authorized Representative Signature:

Date: 11 / 11 / 2025

The Deponent acknowledges that he/she knows and understands the contents of this Affidavit.

Signature:.....

Declared before me.....

at.....

this.....12.....day of.....November.....20.25.....

Commissioner of Oath's Stamp

SOUTH AFRICAN POLICE SERVICE
SUPPLY CHAIN MANAGEMENT
2025 -11- 12
SCOTTBURGH
KWAZULU-NATAL

11th November 2025

COMPANY RESOLUTION

I, Rowen Moodley, Identity number 880113 5144 080 the undersigned, being the **sole Director** of **Moodleys Sands (Pty) Ltd**, hereby resolve as follows:

RESOLVED THAT Virashnie Moodley **ID No. 920514 0126 083**, be and is hereby nominated and authorized to act as the **Authorized Representative** of **Moodleys Sands (Pty) Ltd** for all matters relating to Erf 3183 Craigieburn, situated at 47A Calendula Avenue, Craigieburn.

The Authorized Representative is empowered to:

- Sign, submit, and receive any relevant documents on behalf of the company.
- Represent the company in all official matters pertaining to the above; and
- Perform any actions necessary to give effect to this resolution.

This resolution is passed and executed by the undersigned in accordance with the company's Memorandum of Incorporation.

Signed at Umkomaas **on this** 11th **Day of** 11/25 **[Month, Year].**

Rowen Moodley
Director – Moodleys Sands (Pty) Ltd

Date: 11/11/25

ANNEXURE 3

999

STEDWELL

39

Sunil Singh Attorneys
46 - 48 McKenzie Road
1st Floor
Windermere
Durban
4001

FEES		
	AMOUNT	OFFICE FEE
ANY OTHER REGISTRATION		
PURCHASE PRICE / VALUE	R 3 950 000,00	R 2 381,00
MORTGAGE	R	R
CAPITAL AMOUNT		
REASON FOR EXEMPTION	CATEGORY	EXEMPT IN TERMS OF SECTION.....ACT.....

Prepared by me,

CONVEYANCER
Ishara Baijnath
LPCM 66834

2025 -07- 31

T 000019580/2025

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN: [illegible]

THAT [illegible]

appeared before me, **Registrar of Deeds: KwaZulu-Natal at Pietermaritzburg**, he/she, the said Appearer, being duly authorised thereto by a Power of Attorney granted to him/her by

THE TRUSTEES FOR THE TIME BEING OF GODACHTHA TRUST
Registration Number IT1885/2004

dated 09 June 2025

and signed at DURBAN

AND the said Appearer declared that his/her principal had on **10th April 2024** truly and legally sold by Private Treaty and that he/she, the said Appearer in his/her capacity aforesaid, did, by these presents cede and transfer to and on behalf of:

MOODLEYS SANDS (PTY) LTD
Registration Number: 2019/410759/07

their heirs, executors, administrators or assigns in full and free property:

REMAINDER OF ERF 3183 CRAIGIEBURN
REGISTRATION DIVISION ET
PROVINCE OF KWAZULU-NATAL
IN EXTENT OF 2,7306 (TWO COMMA SEVEN THREE ZERO SIX) HECTARES

First transferred by Deed of Transfer Number T128/1914 with diagram annexed thereto and held by Deed of Transfer T18722/2017

THIS PROPERTY IS TRANSFERRED:

1. Subject to the whole terms and conditions in so far as still in force and applicable contained in the original Government Grant Number 1357, dated 18th February 1855.

WHEREFORE the Appearer, renouncing all the right, title and interest which the said **THE TRUSTEES FOR THE TIME BEING OF GODACHTHA TRUST, Registration Number IT1885/2004** heretofore had to the premises, did, in consequence also acknowledge them, to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said **MOODLEYS SANDS (PTY) LTD, Registration Number 2019/410759/07** their heirs, executors, administrators or assigns now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price of the property hereby transferred to be the sum of **R3 950 000,00 (THREE MILLION NINE HUNDRED AND FIFTY THOUSAND RANDS)**.

IN WITNESS WHEREOF I, the said Registrar of Deeds together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS: KwaZulu-Natal at **Pietermaritzburg** on 2025 -07- 31

_____
q.q. Signature of Appearer

In my presence:

_____
Registrar of Deeds

999

Prepared by:
Sunil Singh Attorneys
46 - 48 McKenzie Road
1st Floor
Windermere
Durban
4001

Countersigned by me,

CONVEYANCER
Ishara Baijnath
LPCM66834

POWER OF ATTORNEY TO TRANSFER

I, the undersigned,

CHREESON LOGANATHAN MOODLEY
in my capacity as a Trustee and duly authorised by
THE TRUSTEES FOR THE TIME BEING OF GODACHTHA TRUST
Registration Number IT 1885/2004
duly authorised in terms of Letters of Authority issued by the Master of the High, dated at Pietermaritzburg on the 09 March 2022.

do hereby nominate, constitute and appoint:

NEIL BAILEY PAINTER LPCM 65957 and/or
NEERMALA RAMCHANDRA LPCM 68095 and/or
VUYO SOBANTU LPCM 77965 and/or
ZAHRA PARUK LPCM 76395 and/or
STEVEN CRAIG ROSEVEARE LPCM 77630

NEERMALA RAMCHANDRA (LPCM Number 68095) and/or NEIL BAILEY PAINTER (LPCM Number 65957) and/or ZAHRA PARUK (LPCM Number 76395)

with power of substitution, to be our lawful attorney and agent, in our name, place and stead to appear at the office of the Registrar of Deeds at PIETERMARITZBURG, and then and there as to act as our attorney and agent and to pass transfer to:

MOODLEYS SANDS (PTY) LTD
Registration Number 2019/410759/07

of the following property, namely:

REMAINDER OF ERF 3183 CRAIGIEBURN
REGISTRATION DIVISION ET
PROVINCE OF KWAZULU-NATAL
IN EXTENT OF 2,7306 (TWO COMMA SEVEN THREE ZERO SIX) HECTARES

Held by Deed of Transfer Number T18722/2017

sold to them by me by **Private Treaty** on **10 April 2024**, for the sum of

R3 950 000,00 (THREE MILLION NINE HUNDRED AND FIFTY THOUSAND RAND)

and further cede and transfer the said property to the said purchaser, to renounce all the right, title and interest which I heretofore had in and to the said property from all encumbrances and hypothecations according to law, to draw, sign and pass the necessary acts and deeds or other instruments and documents;

which has been duly secured; and generally for effecting the purposes aforesaid, to do whatsoever shall be requisite as fully and effectually, to all intents and purposes as we might or could do, if personally present and acting therein; hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever our said Attorney and Agent or substitute, shall in our name lawfully do or cause to be done, by virtue of these presents.

Signed at DURBAN
on 09TH JUNE 2025 in the presence of the undersigned witnesses.

As Witnesses

1. _____

2. _____

_____
CHREESON LOGANATHAN MOODLEY

(2)

Transfer Duty Declaration

TDREP

Reference Details

Transfer Duty Reference Number: TDE063B968

Details

Details of Seller / Transferor / Time Share Company

Surname / Registered Name	MOODLEY	Full Name	TRUSTEES FOR THE TIME BEING OF GODACHATHA TRUST
ID Number	6207015148088	Date of Birth (CCYYMMDD)	1962-07-01
Company / CC / Trust Reg No.	IT18852004	Marital Status	

Details of Purchaser / Transferee

Full Name	MOODLEYS SANDS (PTY) LTD	Surname / Registered Name	MOODLEY
Company / CC / Trust Reg No.	2019/41075907	Marital Notes if applicable	

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD)	2024-04-10		
Total Fair Value	R 3950000.00	Total Consideration	R 0.00

Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person	R	0.00

Property Description

1	REMAINDER OF ERF 3183 CRAIGIEBURN REGISTRATION DIVISION FU PROVINCE OF KWAZULU-NATAL IN EXTENT OF 2,7306 (TWO COMMA SEVEN THREE ZERO SIX) HECTAERS HELD BY DEED OF TRANSFER NUMBER T18722/2017

Exemption Certificate

Exemption Certificate Details

Transfer Duty Reference No.	TDE063B968	Exempt in terms of Section 9 of the Transfer Duty Act	section 9(15A)
Exemptions allowed by another Act			

Declaration by Conveyancer / Attorney

I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site, which will be retained by me for 5 years from the date of registration of transfer.

Sunil Singh

xxxxxxxxxxxxxxxxxxxxxxxx
xxxxxxxxxxxxxxxxxxxxxxxx

Please ensure you sign over the 2 lines of "X"s above

Date (CCYYMMDD) 2025 07 15

For enquiries go to www.sars.gov.za or call 0800 00 SARS (7277)

(3)

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT, 2000 (ACT No. 32 OF 2000) (AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)

ISSUED BY eTHEKWINI MUNICIPALITY

In terms of section 118 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), it is hereby certified that all amounts that became due to eTHEKWINI MUNICIPALITY in connection with the undermentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for this certificate, have been fully paid.

The following sums remain charges upon the property by virtue of section 118(3) of the local government: Municipal Systems Act, 2000 (Act 32 of 2000): Not applicable

DESCRIPTION OF PROPERTY

Municipal Reference Number	:	8220052781
Erven	:	3183
Portion	:	Remainder of
Extension	:	CRAIGIEBURN
Zoning	:	Not available
Registration division / Administrative District	:	Not available
Suburb	:	UMZINTO
Town	:	CRAIGIEBURN
Sectional Title unit number	:	Not applicable
Exclusive use area and number as referred to on the registered plan	:	Not applicable
Real right	:	Not applicable
Scheme registration number	:	Not applicable
Sectional Title Scheme Name	:	Not applicable
Registered owner	:	THE TRUSTEES FOR THE TIME BEING OF GODACHTHA TRUST IT1885/2004
Name and Identity/ Registration Number of all purchaser/s:	:	MOODLEYS SANDS (PTY) LTD 2019/410759/07

This Certificate is valid until		:	26/08/2025
Given under my hand at	DURBAN	**on**	**27/06/2025**

MUNICIPAL MANAGER
eTHEKWINI MUNICIPALITY

Date issued: 27/06/2025

Authorised Officer: Mandisa Mahlinza

Certificate By Conveyancer:

I ISHWARA BAIJNATH **(full name and surname) hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the Ethekwini Municipality.**

Baijnath

Conveyancer

16/07/2025

Date

(4)

PROD DEEDS REGISTRATION SYSTEM - PIETERMARITZBURG DATE : 20250724 TIME : 11:42:06.2 PAGE : 1
PREPARED BY : DRS04023 - KHANYILE E

TRACK NUMBER : 40604843067

PROPERTY DETAILS PRINT FOR PORTION 0 (R/E)
ERF NO 3183
TOWNSHIP CRAIGIEBURN
REG DIV ET

PROVINCE KWAZULU NATAL
PREV DESCRIPTION
DIAGRAM DEED NO T128/1914
EXTENT 2.7386 H
CLEARANCE ETHEKWINI

ORIGIN REASON ORIGIN PROPERTY
REDESIGNATION FROM REG DIV ET , FARM NAME , FARM NO 1357 ,PRTN 70

NO INTERDICTS

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MOD	MICROFILM REF
SIDACKTHA TRUST				IT1885/2004	T18722/2017	0629	20170712141632
0.000000	20170319	R1160000.00					

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

* * * END OF REPORT * * *

PROD DEEDS REGISTRATION SYSTEM - PIETERMARITZBURG DATE : 20250724 TIME : 11:41:51.8 PAGE : 1
PREPARED BY : DRS04023 - KHANYILE E

TRACK NUMBER : 40004843067

BLACK-BOOKING ENQUIRY ON NAME - GODACHIHA TRUST
ID NUMBER - IT1885/2004
BIRTH DATE - 0
MARITAL STATUS -
MAIDEN NAME -
TYPE OF PERSON - TRUST

PERSON HAS NO CONTRACTS/INTERDICTS

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

* * * END OF REPORT * * *

1160000-00 1150-00

BARKERS
8 Rydall Vale Crescent
(off Douglas Saunders Drive)
La Lucia Ridge Office Estate
4051
Tel : 031 580-7400
and
Unit B228
Simbithi Office Park
Shaka's Rock Rd
Ballito
Tel : 031 580-7400

Prepared by me

CONVEYANCER
ESTI LOMBARD

2017 -06- 29

T 17 18722

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

LAWRENCE WALTER ABBOT TROTTER

appeared before me, REGISTRAR OF DEEDS at PIETERMARITZBURG, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at a BALLITO on 24 MAY 2017 granted to him by

GINA MARIE BOWER
Duly authorized by a Special Power of Attorney signed at DURBAN on 15 MAY 2017 and granted to her by

MUNSAMI MOODLEY
Identity Number 330212 5062 08 0
Unmarried

VIR VERDER ENDOSSEMENTE SIEN 3
FOR FURTHER ENDORSEMENTS SEE PAGE

And the appearer declared that his said principal had, on 19 March 2017, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

The Trustees for the time being of GODACHTHA TRUST
Registration Number IT1885/2004

its Successors in Office or assigns, in full and free property

REMAINDER OF ERF 3183 CRAIGIEBURN
REGISTRATION DIVISION ET
PROVINCE OF KWAZULU-NATAL

IN EXTENT 2,7306 (TWO COMMA SEVEN THREE ZERO SIX) Hectares

FIRST TRANSFERRED by Deed of Transfer Number T 128/1914 with Diagram annexed and held by Deed of Transfer Number T13957/1972

THIS PROPERTY IS TRANSFERRED:

1. Subject to the whole terms and conditions in so far as still in force and applicable contained in the original Government Grant No. 1357, dated 18th February 1855.

WHEREFORE the said Appearer, renouncing all rights and title which the said

MUNSAMI MOODLEY, Unmarried

heretofore had to the premises, did in consequence also acknowledge him to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

The Trustees for the time being of GODACHTHA TRUST
Registration Number IT1885/2004

its Successors in Office or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R1 160 000,00 (ONE MILLION ONE HUNDRED AND SIXTY THOUSAND RAND) .

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at PIETERMARITZBURG on 2017 -06- 29

q.q.

In my presence

REGISTRAR OF DEEDS

612549
STOWELL'S
39

Form LLL

Information obtained in terms of Regulations 18 (4) of the Deeds Registries Act, 1937 (Act 47 of 1937)

State whether the Form is completed by a *Natural Person / Juristic Person / Trust / Association / Body Corporate / Other (Specify)																		
Surname: *(to be completed by natural persons only)*	M	o	o	d	l	e	y	s		S	a	n	d	s				
Full Names:																		
South African Identity Number or Date of Birth / Registration Number / Trust Number / Other Number	2	0	1	9		4	1	0	7	5	9		0	7				
Foreign Passport Number if not a South African citizens: *(to be completed by natural persons only)*																		

** **Race:**	**Black African**	**Coloured**	**Indian**	**White**	**Other (specify)**
					*Trust

** **Gender:**	**Female**	**Male**	**Other**
			*

** **Nationality:**			
Are you a South African Citizen?: *(to be completed by natural persons only)*	**Yes** *	**No**	**If No, State Citizenship**
Foreign Company / Trust / Association / Other	**Yes**	**No**	**If Yes, State Country of incorporation**

Permanent Resident Status:	**Yes**	**No**

* *Omit which is not applicable*

** *Specifies relating to race, gender and nationality must relate to the majority shareholding / beneficiaries / members / others when not completed by a natural person*

- ***NOTE: The above information may be used only for statistical and audit purposes relating to land ownership in South Africa.***

I Sunil Singh (full name of transferee / registered owner or holder / attorney / **conveyancer** / notary public / statutory officer) hereby certify to the correctness of the above-mentioned information.

Dated at Durban this 23 day of July 2025

Signature: .....

%[FastFill(Transfer.FindTemplate(cpath&"ApplicationVersion.RTF"))]

ANNEXURE 4

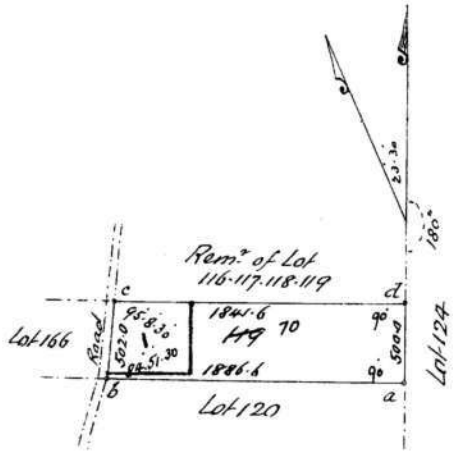
one copy issued under Notice in Union Gov. Gazette dated 10/3/22

S.G.O.

Sub. Vol. 373 fol. 70

29/7/13

Ex. of D.



BEACONS c d | SIDE S.R. NO. 966/1975

Reg. Div. ET

NOW SUB 70 OF THE FARM Umkomanzi Drift NO. 1357.

NOW ERF 3183 CRAIGIEBURN

Coordinates.	Y	X
a	0.0	0.0
b	0.0	−1886.6
c	+500.0	−1841.6
d	+500.0	0.0

1000 500 0 1000 2000 3000

SCALE OF ~~CHAINS~~. Links

The above Diagram represents the figure and extent of 9 Acres — 1 Roods, 11.3 — Perches of land known as ~~Lot~~ Sub. 119 ~~of Lot 116.117.118.119~~ of the Farm Umkomanzi Drift No. 1357 situated in the County of Alexandra Province of Natal.

27/1/42

Bounded :- Northerly by Rem.r of Lot 116.117.118.119-
Easterly by Lot 124 —
Southerly by Lot 120 —
Westerly by Lot 166 —

S T128/1914

July 1913

Surveyed by me,

J.H. Wall

Government Surveyor.

~~ET-20-164~~ ETNO-2211

CONSECUTIVE SUB NUMBERING ADOPTED
For next number see Schedule page.

SV373F70

							DATE
1	1039/2014	300/2014	1,0414ha	2,7305ha	18721/2017		2017.07.12

ANNEXURE 5

ZONE: RESIDENTIAL SMALL HOLDING

SCHEME INTENTION: To provide, preserve, use land or buildings for Agricultural productivity, residential small holding and uses ancillary to agricultural activity are permitted at the discretion of the eThekwini Municipality.

MAP COLOUR REFERENCE: DARK GREEN **MAP REFERENCE:** SS/05/2012

PRIMARY	SPECIAL CONSENT	PRECLUDED	
•Agricultural Activity •Agricultural Land • Conservation Area •Dwelling House •Garden Nursery •Private Open Space •Riding Stables •Veterinary Clinic	•Arts and Crafts Workshop • Telecommunications Infrastructure •Boarding House •Cemetery/Crematorium •Chalet Development •Crèche •Educational Establishment •Hotel •Institution •Mobile Home Park & Camping Ground •Multiple Unit Development •Nature Reserve •Pet Grooming Parlour •Place of Public of Worship •Retirement Centre •Special Building •Zoological Garden	•Action Sports Bar •Adult Premises •Airport •Beach Amenity Facility •Betting Depot •Builder's Yard •Bus and Taxi depot •Car Wash •Container Depot •Convention Centre •Correctional Facility •Crematorium •Direct Access Service Centre •Display Area •Dive Charter •Escort Agency •Flat •Flea Market •Fuelling and Service Station •Funeral Parlour •Golf Driving Range •Government/Municipal •Health & Beauty Clinic •Health Studio •Industry - Extractive •Industry – General	• Industry – Light • Industry – Noxious • Landfill • Laundry • Mortuary • Motor Garage • Motor Display Area • Motor Vehicle Test Centre • Motor Workshop • Museum • Night Club • Office • Office – Medical • Parkade • Place of Public Entertainment • Recycling Centre • Reform School • Refuse Disposal • Restaurant / Fast Food Outlet • Scrap Yard • Shop • Student Residence • Transport Depot • Transport Use • Truck Stop • Warehouse

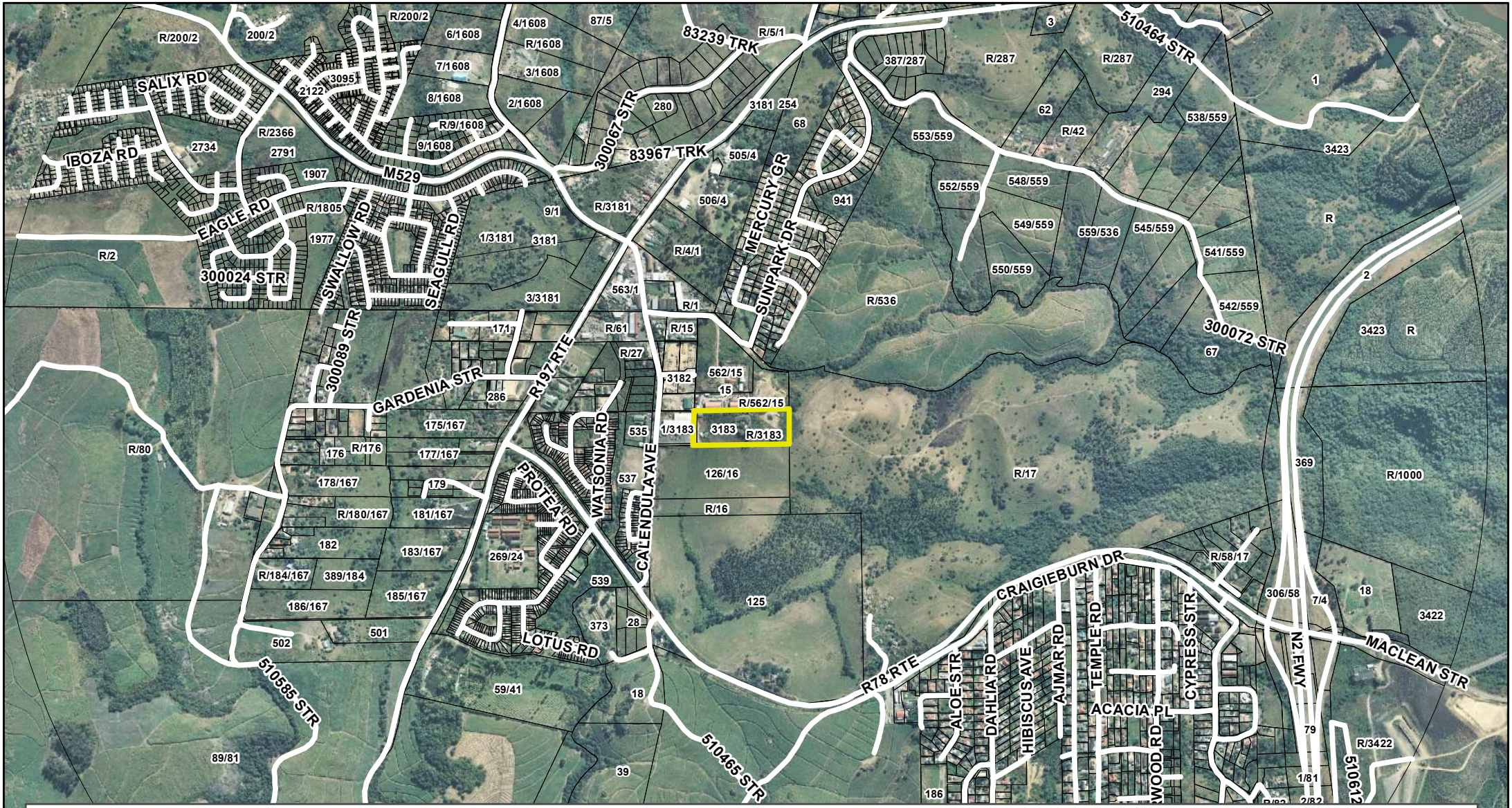
ADDITIONAL CONTROLS

1. All landscaping shall be to the discretion of the Municipality.
2. Special land use area in development parameters pertains to land previously established and administered in terms of former legislation such as the KwaZulu Land Affairs Act, 1992, as amended, Less Formal Township Establishment 1991 (Act 113 of 1991) (LFTEA), Land Tenures Rights Act,1991(Act No. 112of 1991)

DEVELOPMENT PARAMETERS

	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
	FRONT BUILDING LINE:	SIDE AND REAR					
OTHER AREAS	7.5 m	2.0 m	Not Applicable	2 hectares	2	15 %	0.125
SPECIAL LAND USE AREAS	1.0m	1.0m	Not Applicable	To the satisfaction of the Municipality	2	20%	N/A

ANNEXURE 6



LOCALITY PLAN: REMAINDER OF ERF 3183 CRAIGIEBURN

LEGEND:

- The Site
- Cadastral Boundaries
- Roads

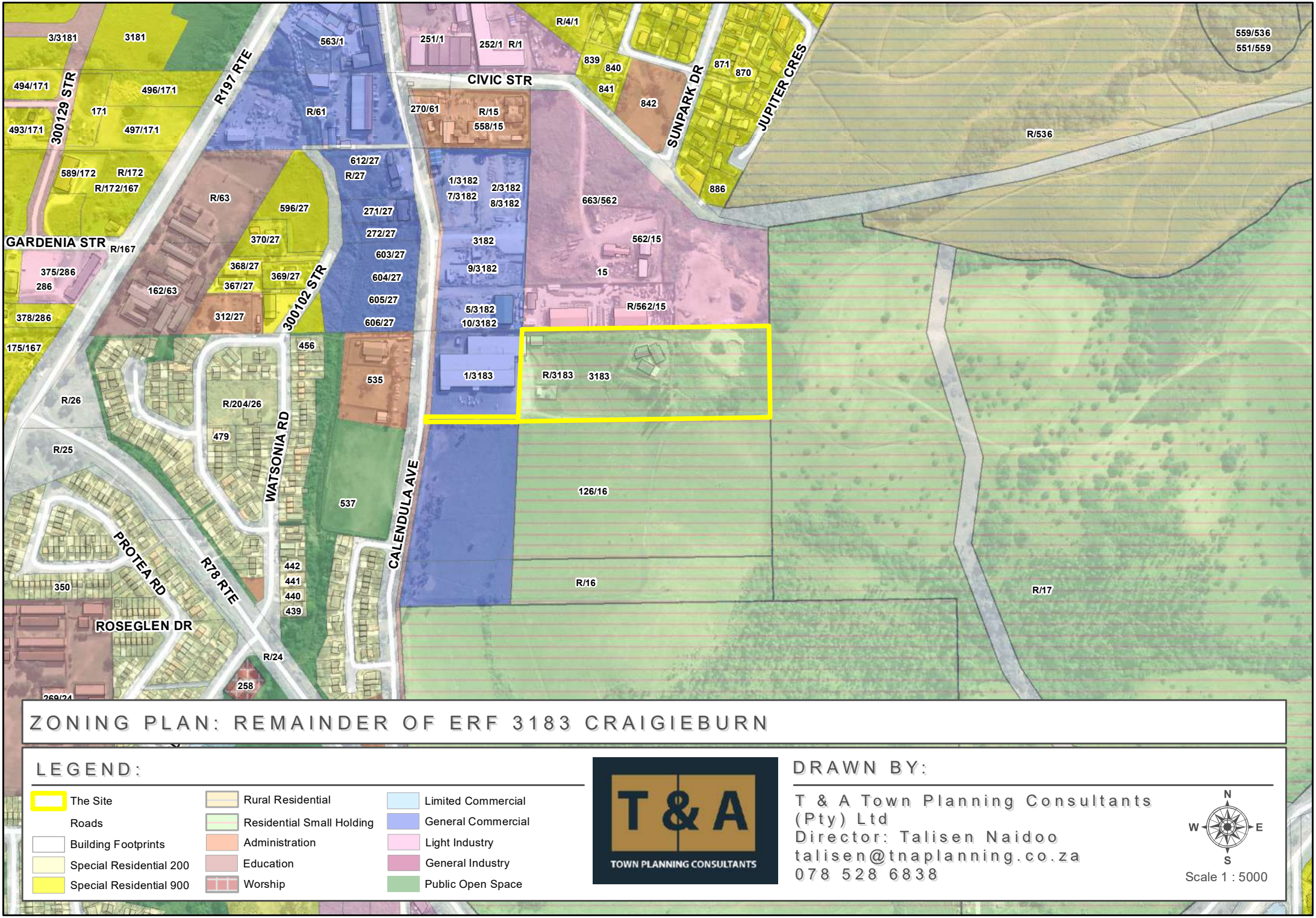
T & A TOWN PLANNING CONSULTANTS

DRAWN BY:

T & A Town Planning Consultants (Pty) Ltd
Director: Talisen Naidoo
talisen@tnaplanning.co.za
078 528 6838

N
W E
S

Scale 1 : 15000



ZONING PLAN: REMAINDER OF ERF 3183 CRAIGIEBURN

LEGEND:

- The Site
- Roads
- Building Footprints
- Special Residential 200
- Special Residential 900
- Rural Residential
- Residential Small Holding
- Administration
- Education
- Worship
- Limited Commercial
- General Commercial
- Light Industry
- General Industry
- Public Open Space

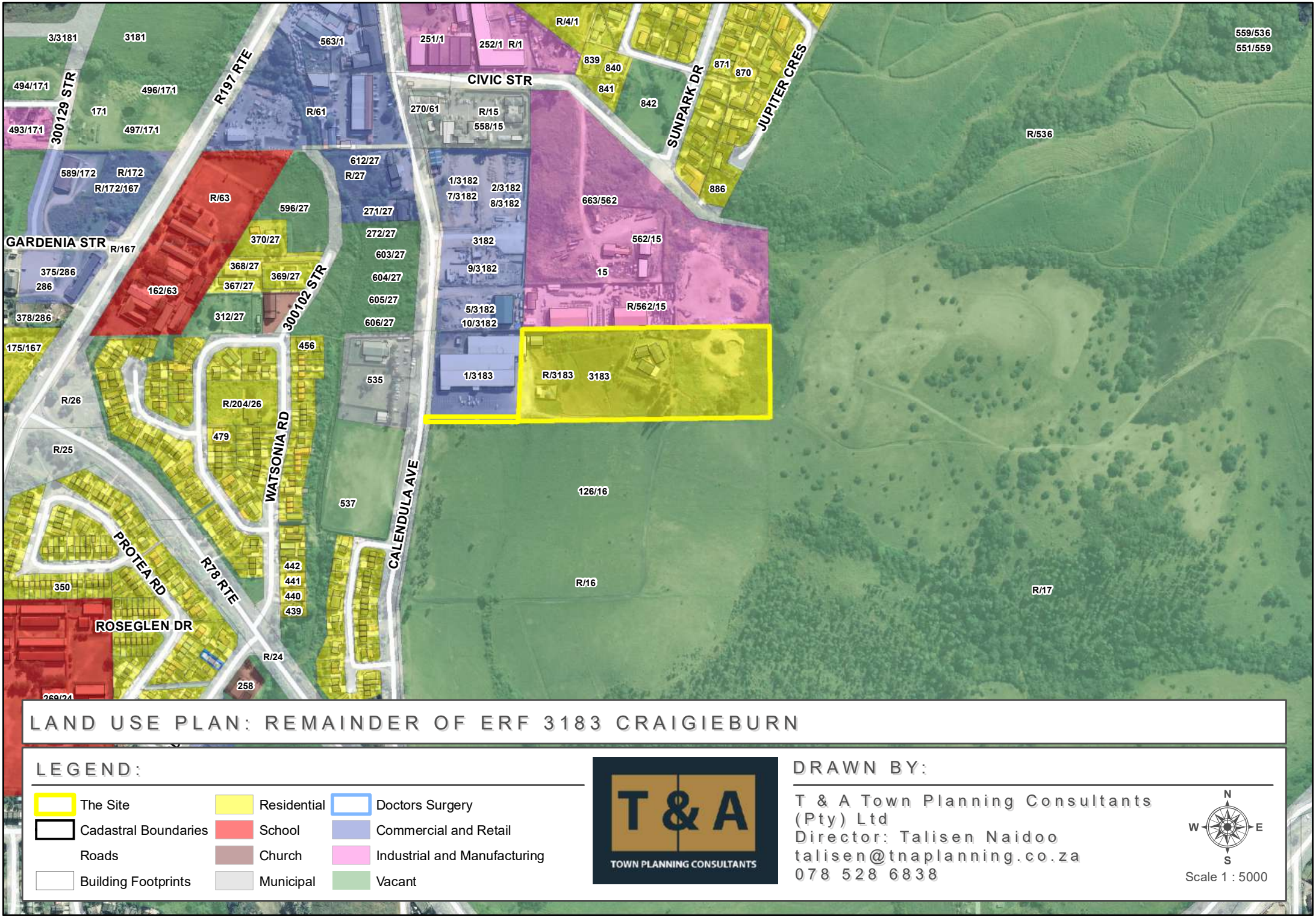
T & A TOWN PLANNING CONSULTANTS

DRAWN BY:

T & A Town Planning Consultants (Pty) Ltd
Director: Talisen Naidoo
talisen@tnaplanning.co.za
078 528 6838

N W E S

Scale 1 : 5000



LAND USE PLAN: REMAINDER OF ERF 3183 CRAIGIEBURN

LEGEND:

- The Site
- Cadastral Boundaries
- Roads
- Building Footprints
- Residential
- School
- Church
- Municipal
- Doctors Surgery
- Commercial and Retail
- Industrial and Manufacturing
- Vacant

T & A TOWN PLANNING CONSULTANTS

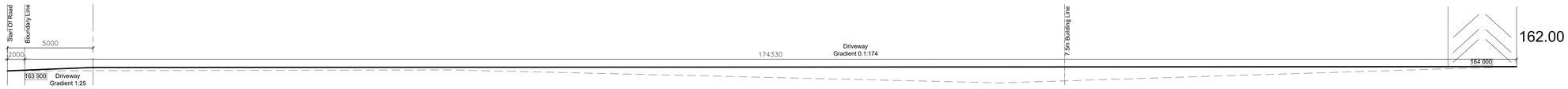
DRAWN BY:

T & A Town Planning Consultants (Pty) Ltd
Director: Talisen Naidoo
talisen@tnaplanning.co.za
078 528 6838

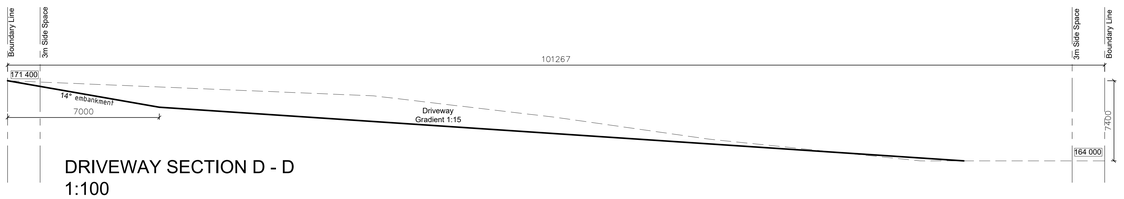
N W E S

Scale 1 : 5000

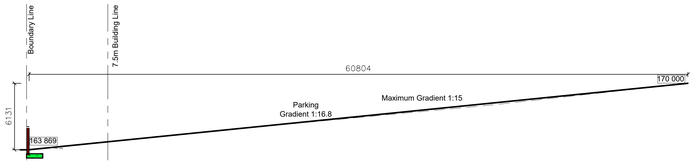
ANNEXURE 7



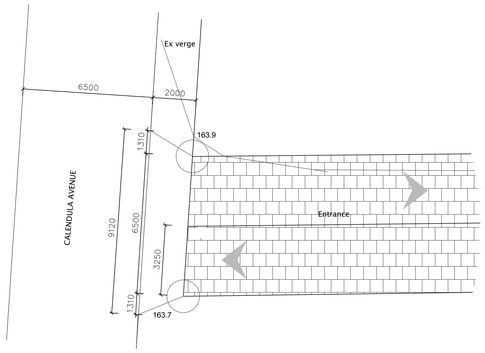
DRIVEWAY SECTION C - C
1:100



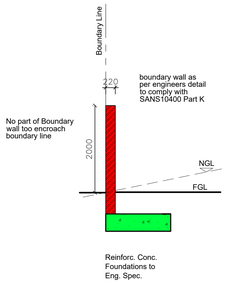
DRIVEWAY SECTION D - D
1:100



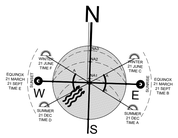
DRIVEWAY SECTION E - E
1:100

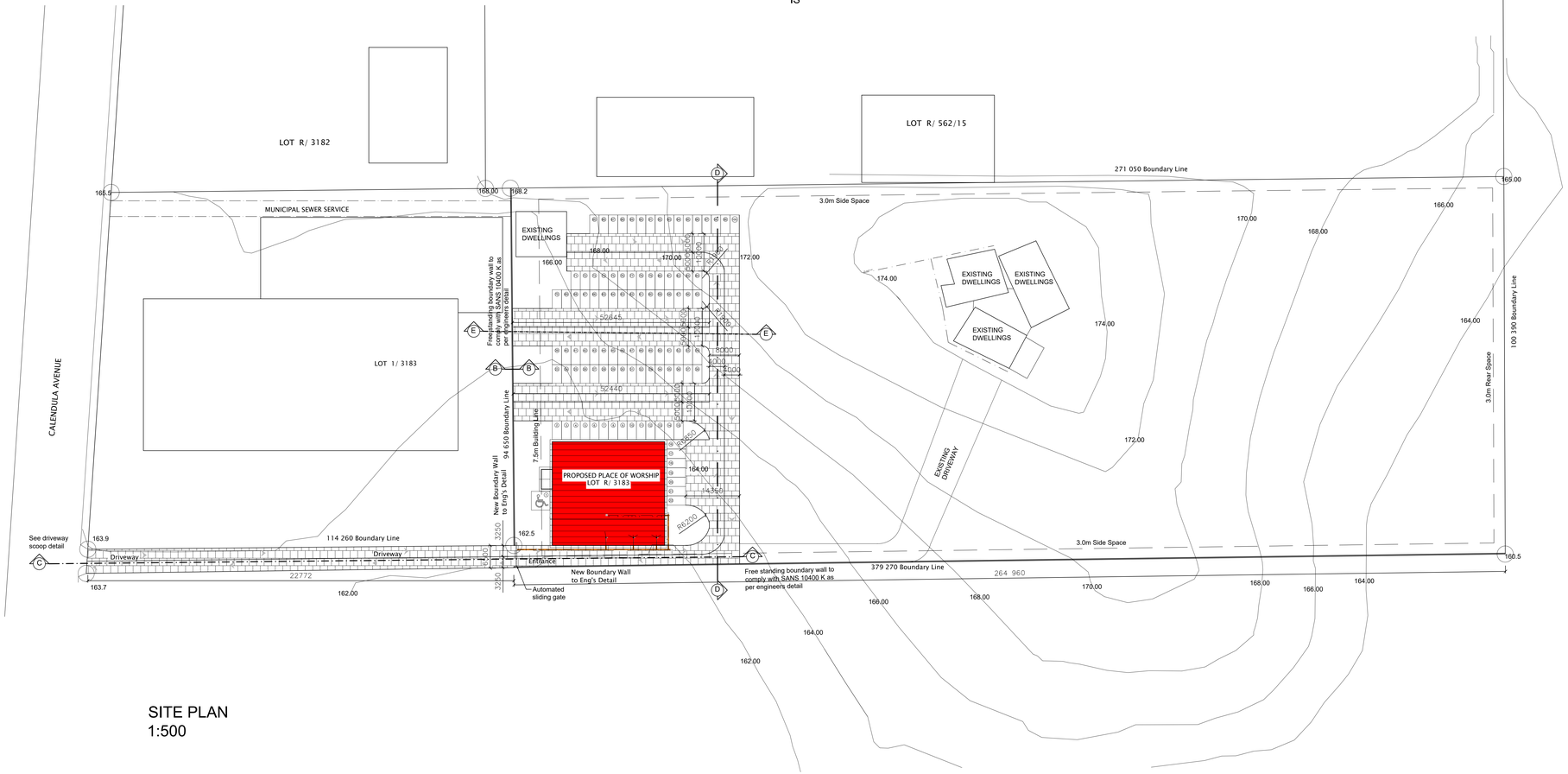


DRIVEWAY SCOOP
Scale 1:100



SECTION B-B
Scale 1 : 50





SITE PLAN
1:500

PARKING BAY CALC.
488 m² ÷ 100 = 4.88 4.88 × 20 = 97.6 bays
487.57sqm Seating Area requires 98 bays Total number of bays provided = 100 bays

Maximum number of congregants 250

BUILDING CLASSIFICATION: A3				
ZONING:R SMALL HOLDING				
SCHEDULE OF AREAS				
SITE AREA 27 306sqm	EXISTING	PROPOSED	TOTAL	PERMIT.
COV 15%	559.31sqm	845.79sqm	1 405.10sqm	4 095.90sqm
F.A.R 0.125	559.31sqm	748.38sqm	1 307.69sqm	3 413.25sqm
Area for Submission :845.79sqm				

NOTES

1. 2 vermin proofed air bricks to be provided in external walls of all rooms.
2. Windows to be aluminum framed.
3. All foundations to be 1m clear of dc services.
4. No part of boundary wall or foundation to encroach over boundary.
5. Drawing to be read in conjunction with engineers drawings.
6. Barge and fascia boards to be provided
7. Plan to comply with SANS 10400
8. All dimensions and levels to be checked on site
9. Boundary beacons to be exposed before starting work
10. Slate roof tiles over sisilation fixed to 38x38mm timber purlins on 114x38mm gang nailed timber trusses.
11. Waterproofing & flashing to be carried out by specialist as agreed with owner / architect
12. Design spec of roof construction to eng. detail.
13. Balustrade spacing to comply with SANS 10400 part D 4.4.3
14. Shower doors to comply with SANS 10400 part N 4.4.4
15. All new glazing to be toughen safety glass & / or monolithic annelled, Low E to comply with SANS 10400 part N
16. All doors and windows to comply with SANS 613
17. Waterproofing should be a cementious mix with membrane that runs 500mm in at all thresholds.
18. Masonry to be strengthen as per Engineer Detail.
19. Anchor blocks to be used along new sewer line as per Engineers detail.
20. Calculations for new sewer discharge into the existing sewer to be determined and provided by the appointed competent person ie Civil/Structural Engineer as per SANS 10400 Part P.

IMPORTANT

Any discrepancies MUST be reported to the ARCHITECTURAL PROFESSIONAL immediately prior to any commencement of work. The author will not be responsible for work carried out without the ARCHITECTURAL PROFESSIONAL's consent as well as deviations from the approved plans.
Any plans removed from ARCHITECTURAL PROFESSIONAL's office without prior authorization will be deemed unchecked and thereafter invalid.
The attention of the owner is drawn to the fact that changes to the plan and/or specifications after official approval are likely to invalidate that approval.
No construction is to be carried out on site prior to approval of submissions from relevant authorities.

In the event that a registered land surveyor is not appointed by the property owner, the Architectural Professional makes no warranty – implied or expressive – with respect to the accuracy, correctness, completeness or appropriateness of any information obtained online.
The Architectural Professional undertakes no duty to or accepts no responsibility to any third party who may rely on this information.

LOCAL AUTHORITY

A Arch Studio
MAANA Enterprises PTY LTD
Architectural Draughting & Consulting
65 Longcroft Drive, Phoenix, Durban
Cell: 0659538100
SACAP No: PSAT26658864
Email : info@aarchstudio.co.za
Avinash Beerbal

Proverbs 16:3

Proposal:
Proposed Place of Worship & Boundary Walls
For Moodley Sands PTY LTD
On ERF R/3183
47 Calendula Avenue,
Craigieburn

Title:
Site Plan, Area Overlay, Boundary Wall
Elevation & Section

Registered Owner's signature:

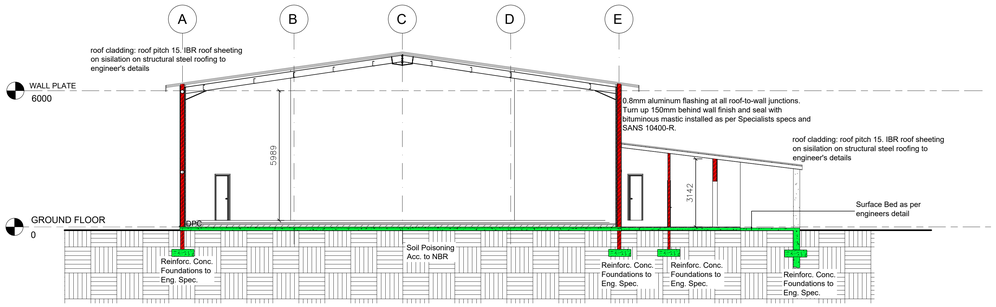
Contact:

Sheet no: 1 of 4

Scale: Varies

Pr S Arch T
Avinash Beerbal

Date: 10/10/2025



CROSS SECTION
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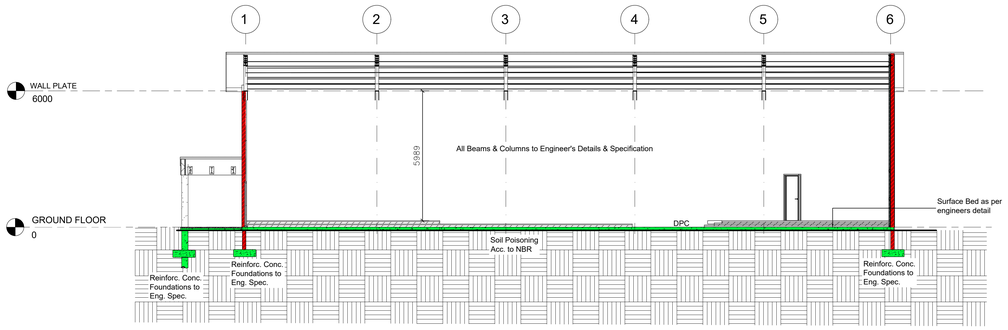

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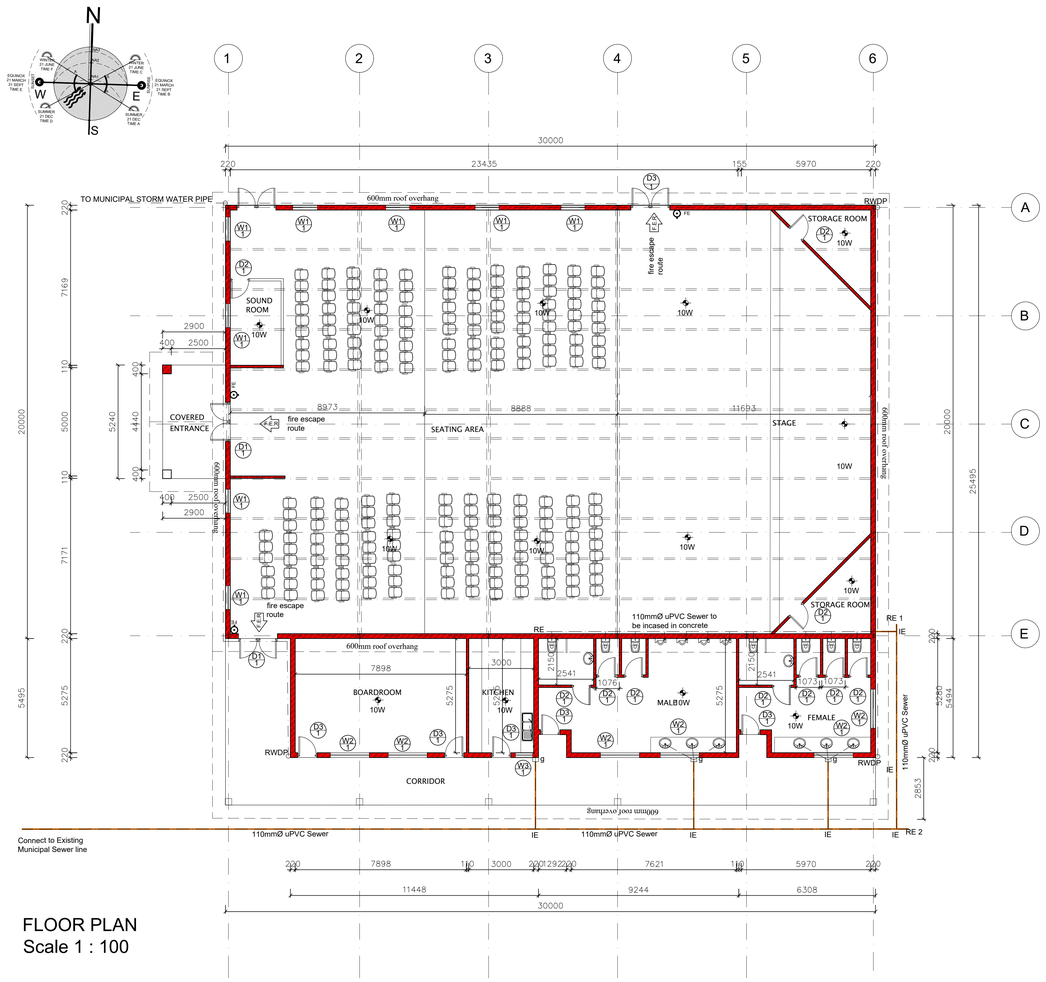
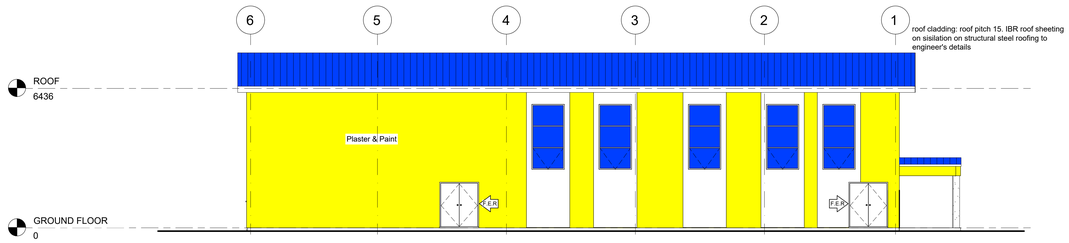
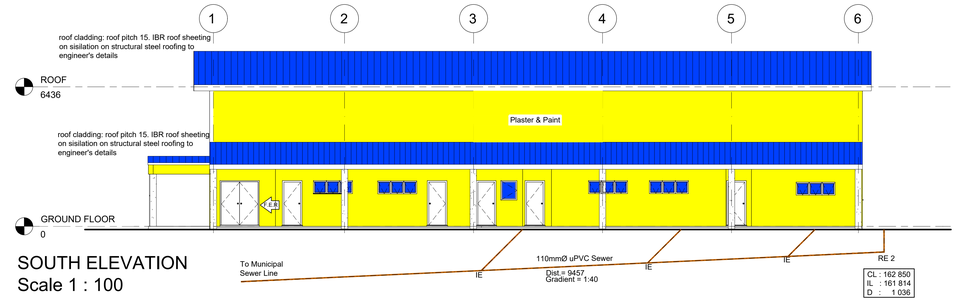


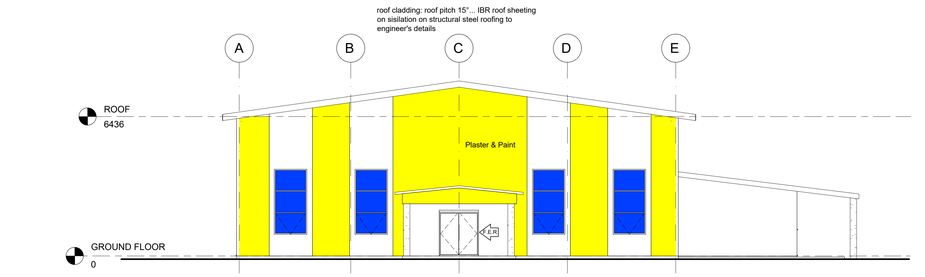
FLOOR PLAN
Scale 1 : 100



NORTH ELEVATION
Scale 1 : 100



SOUTH ELEVATION
Scale 1 : 100



WEST ELEVATION
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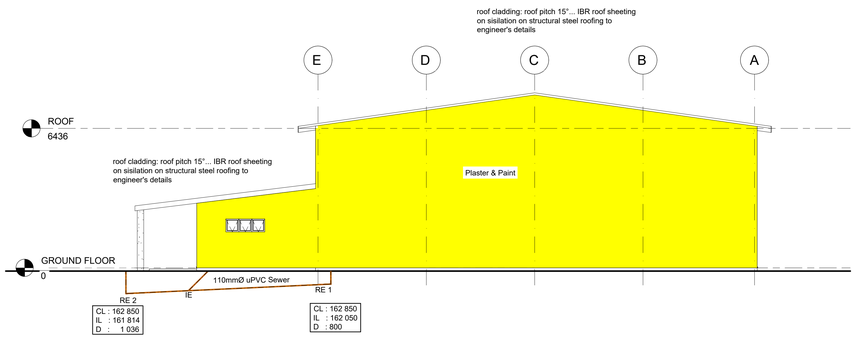

EAST ELEVATION
Scale 1 : 100

110mmØ uPVC Sewer line

FIRE HAZARD SIGNS

EMERGENCY LIGHT
40mm SOLID WOODEN DOOR
CLASS A FIRE DOOR
CLASS B FIRE DOOR

FIRE NOTES

PROJECT MUST COMPLY WITH S.A.N.S 10 400 part T

4.1 General
4.2 Safety Distances
4.3 Different Occupancies in a Building
4.4 Division Area
4.5 Fire Performance: General
4.6 Fire Resistance of Occupancy/division Separating Elements
4.7 Fire Stability of Structural Elements or Components
4.8 Tenancy Separating Elements
4.9 Partition Walls and Partitions
4.10 Protection of Openings
4.11 Raised Access and Suspended Floors of Combustible Material
4.12 Roof Assemblies and Coverings
4.13 Ceilings
4.14 Floor Coverings
4.15 Wall Finishes
4.16 Provision of Escape Routes
4.17 Exit Doors
4.18 Feeder Routes
4.19 Emergency Routes
4.20 Dimensions of components of escape routes
4.21 Width of Escape Routes
4.22 Basements
4.23 Stairways and Other Changes-Level Along Escape Routes
4.24 Ventilation of Stairways in an Emergency Route
4.25 Pressurization of Emergency Routes & Components
4.26 Openings in Floors
4.27 External Stairways and Passages
4.28 Lobbies, Foyers and Vestibules
4.29 Markings and Signposting
4.30 Provision of Emergency Lighting
4.31 Fire Detection and Alarm Systems
4.32 Provision & Maintenance of Fire-Fighting Equipment
4.33 Water Reticulation for Fire-Fighting Purposes
4.34 Hose Reels
4.35 Hydrants
4.36 Automatic Sprinkler & Other Fixed Extinguishing Systems
4.37 Portable Fire Extinguishers
4.38 Mobile Fire Extinguishers
4.39 Fire Stopping of Inaccessible Concealed Spaces
4.40 Protection in Service Shafts
4.41 Services in structural or separating elements
4.42 Smoke Control
4.43 Air-conditoning and Ventilation Systems
4.44 Lift Shafts
4.45 Lifts
4.46 Firemen's Lift
4.47 Stretcher Lift
4.48 Stage & Backstage Areas
4.49 Seating Arrangements in Auditoriums or Halls & on Grandstands
4.50 Parking Garages
4.51 Operating Theaters & Intensive, High or Critical Care Unit
4.52 Installation of Liquid Fuel Dispensing Pumps & Tanks
4.53 Installation of Other Tanks
4.54 Access for Fire-Fighting and Rescue Purposes
4.55 Presumed Fire Resistance of Building Materials & Components
4.56 Building Materials
4.57 Single-storey Category 1 Buildings for H3 & H4 Occupancies
4.58 Guest Houses & Bed & Breakfast Accommodation
4.59 Health Care Facilities

PART W FIRE INSTALLATION

A14 CONSTRUCTION

A21 POPULATION

THE USAGE OF ANY LIQUID PETROLEUM GAS MUST COMPILE TO SABS 087 PART 1.
SEPARATE PLANS LIQUID PETROLEUM GAS MUST BE HANDED IN THE USAGE OF ANY LIQUID PETROLEUM GAS MUST COMPILE TO THE APPLICABLE FIRE DEPARTMENT REGULATIONS EMERGENCY POWER MUST BE SUPPLIED.

LPG INSTALLATION ACCORDING TO S.A.N.S 10 400
FR-FIRE HOSE REEL 30Mx20mm
FH-FIRE HYDRANT 65mm VALVE WHEEL VALVE TYPE
FE-FIRE EXTINGUISHER 4.5kg/9kg DCP

DESIGN TO LAW 103 OF 1977 ART. 18

HR HOSE REEL -30m
FE FIRE EXTINGUISHER
FIRE ESCAPE ROUTE
BOOSTER CONNECTION
DIA. 75MM FIRE HYDRANT RISER

IMPORTANT

Any discrepancies MUST be reported to the ARCHITECTURAL PROFESSIONAL immediately prior to any commencement of work. The author will not be responsible for work carried out without the ARCHITECTURAL PROFESSIONAL's consent as well as deviations from the approved plans.
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The attention of the owner is drawn to the fact that changes to the plan and/or specifications after official approval are likely to invalidate that approval.
No construction is to be carried out on site prior to approval of submissions from relevant authorities.

In the event that a registered land surveyor is not appointed by the property owner, the Architectural Professional makes no warranty – implied or expressive – with respect to the accuracy, correctness, completeness or appropriateness of any information obtained online.
The Architectural Professional undertakes no duty to or accepts no responsibility to any third party who may rely on this information.

LOCAL AUTHORITY

A Arch Studio
MAANA Enterprises PTY LTD
Architectural Draughting & Consulting
65 Longcroft Drive, Phoenix, Durban
Cell: 0659538100
SACAP No: PSAT26658864
Email : info@aarchstudio.co.za
Avinash Beerbal

Proverbs 16:3

Proposal:
Proposed Place of Worship & Boundary Walls
For Moodley Sands PTY LTD
On ERF R/3183
47 Calendula Avenue,
Craigieburn

Title:
Site Plan, Area Overlay, Boundary Wall
Elevation & Section

Registered Owner's signature:

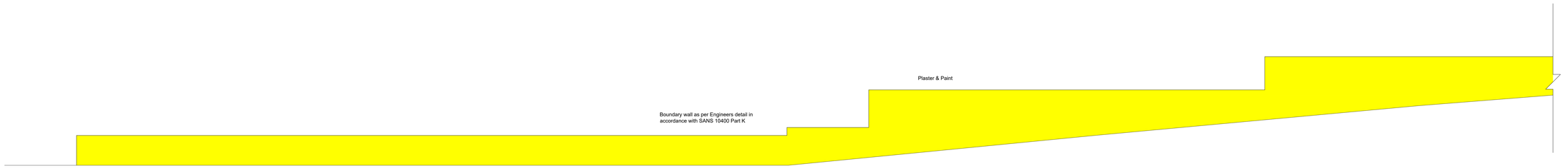
Contact:

Sheet no: 2 of 4

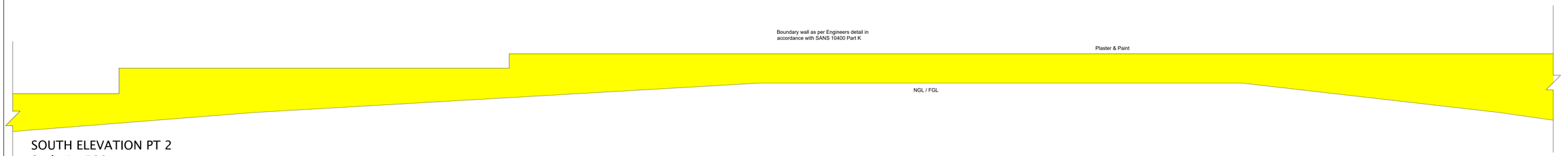
Scale: Varies

Pr S Arch T
Avinash Beerbal

Date: 10/10/2025



SOUTH ELEVATION PT 1
Scale 1 : 500



SOUTH ELEVATION PT 2
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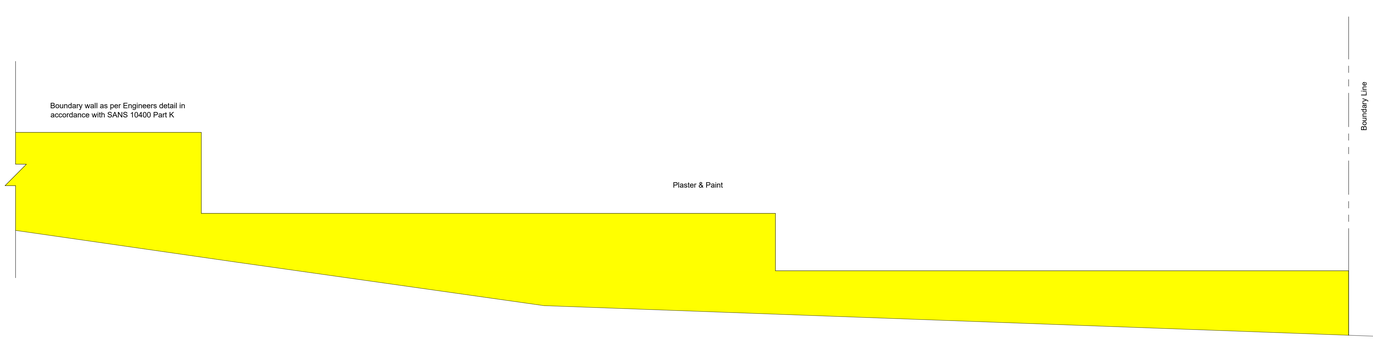

SOUTH ELEVATION PT 3
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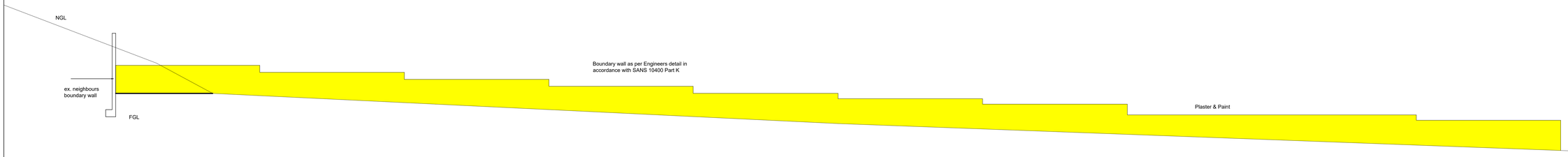

WEST ELEVATION
Scale 1 : 100

LOCAL AUTHORITY

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Architectural Draughting & Consulting
65 Longcroft Drive, Phoenix, Durban
Cell: 0659538100
SACAP No: PSAT26658864
Email : info@aarchstudio.co.za
Avinash Beerbal
A Arch Studio

Proverbs 16:3

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Title:
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Elevation & Section

Registered Owner's signature:

Contact:

Sheet no:
3 of 4

Scale: Varies

Pr S Arch T
Avinash Beerbal AB

Date: 10/10/2025

TABLE 1 - FENESTRATION : NATURALLY VENTILATED BUILDING - *Allowance made for 75 fenestration elements*

Fenestration Elements			Window Size			Window Element Rating		Sector	Shading				Solar Exposure	Proposed	
Storey Level	Identifier No.	No. of Units	Width	Height	Area	U-value	SHGC	Orientation	Projection (P)	Height [1] (H)	Height [2] (G)	P/H	Factor (E)	Conductance	SHG
Ground Storey	W1	4	1,500	3,000	18,000	5,73	0,66	North	0,600	3,550	0,550	0,085	0,440	103,140	5,227
Ground Storey	W2	5	1,810	0,600	5,430	5,73	0,66	South	2,853	1,136	0,524	1,256	0,220	31,114	0,788
Ground Storey	W3	6	0,600	0,900	3,240	5,73	0,66	South	2,853	1,424	0,524	1,002	0,250	18,565	0,535
Ground Storey	W1	4	1,500	3,000	18,000	5,73	0,66	West	0,600	5,690	2,690	0,053	1,230	103,140	14,612
Ground Storey	W2	1	1,810	0,600	1,086	5,73	0,66	East	0,600	1,600	1,000	0,188	1,060	6,223	0,760

Energy Efficiency in Buildings

Supplemental Guide to SANS 10400-XA & SANS 204 – Report
Report Date: 25 May 2025
Registered to: A Arch Studio

Basic Energy Efficiency in Buildings

ERF R /3183, 47A Calendula Avenue, Craigieburn
PROPOSED Place of Worship
Fenestration – Buildings with Natural Environmental Control

Constants
Conductance (CU) constant: 1.4
Solar Heat Gain (CSHGC) constant: 0.11
Max. Conductance / Solar Heat Gain

Ground Storey
Permissible Net Floor Area of Storey / Room: 687,93m²
Fenestration Area of Storey / Room: 24,21m²
Max. Conductance (CU) for Storey / Room: 963,102
% Fenestration Area to Net Floor Area: 3,519253412%
Max. Solar Heat Gain (CSHGC) for Storey / Room: 75,6723
Achieved Aggregate Conductance / Solar Heat Gain
Conductance / Solar Heat Gain Available

Ground Storey
Conductance (CU) for Storey / Room: 262,18188
Conductance (CU) for Storey / Room: 700,92012
Acceptable & refer SANS 204 (4.3.4)
Solar Heat Gain (CSHGC) for Storey / Room: 21,9224016
Solar Heat Gain (CSHGC) for Storey / Room: 53,7498984
Acceptable & refer SANS 204 (4.3.4)

To be read in conjunction with the energy efficiency report .

XA REPORT

ENERGY EFFICIENCY NOTES

1. OCCUPANCY CLASSIFICATION :
- A4 WORSHIP

2. CLIMATIC ZONE :
- Sub Tropical Coastal , Zone 5

3. ENERGY DEMAND / CONSUMPTION :
- No Requirement

4. FLOOR INSULATION :
-Ground Slab

5. WALL CONSTRUCTION :
- Required "R" value = 0.35
- Single leaf masonry wall , normal wall thickness not <150mm plastered internally and externally (bag washed) or 150 thick concrete block with 10MPa concrete infill.
-20mm plaster internally and externally.
- CR value = 60 hrs

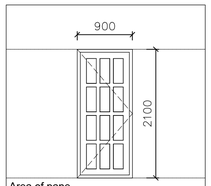
6. FENESTRATION :
- All glass to be toughen safety glass or monolithic annealed, Low E in Aluminum frame
- ' U value = 1.4 & 'SHGC = 0.11

7. ROOFS :
100 mm thick flexible fibre glass blanket (ceiling) insulation,with a density 10-18 kg/m2 & min r-value 2.7m2.kw, shall be installed so that it maintains its position and thickness, other than where it crosses roof battens, water pipes or electrical cables, and it overlaps the wall member by not less than 50mm, or tightly fitted against a wall.
-Roof not vented
-Metal Sheet Type @ > 12° pitch w/ suspended ceiling below rafter
-Roof assemblies to have a min. R-value of 2.7
-Direction of heat flow up.
-R-value of roof covering material = **0,36**
-R-value of approved insulation = **2,29**
TOTAL = 2.65
8. AIR INFILTRATION AND LEAKAGE :
- external doors provide door seals / draught protection

9. LIGHTING AND POWER :
- Max. Energy Demand = **2061,6** W
- All light bulbs fittings to be low energy Compact Fluorescent Lamps (CLF)
- 10 W
- total lamp energy demand = 160.00 W
The annual demand and consumption of the above building is less than that of a H4 reference building.

10. HOT WATER SERVICE :
water installations in buildings shall be in accordance with sans 10252-1 and sans 10254
-150lt geyser to be installed in roof space.
-3.5 kW SANS approved 'Kwikot ' heat pump
-not more than 50% of hot water may be heated by conventional geyser
-No. of person 12 per day
-Assumed daily hot water consumption 120L
-Assumed annual hot water consumption **24,96**kL (based on daily occupancy per week)
-50% of annual hot water consumption 12,48kL (min. vol of hot water to be provided by means other than electrical resistance heating) OR
-Daily hot water consumption 60L (to be provided by means other than electrical heating)

11. PIPE INSULATION :
insulation shall be protected against the effects of weather and sunlight,be able to withstand the temperatures within the pipes,and achieve the min total r-value of 1.0
thermal insulation shall be installed in accordance with the manufacture's instruction.
-all hot water supply pipes insulated and installed with a material with a min. r-value of 1.00 (glasswool snap on pipe insulation)
-all hot water vessels / tanks to be installed with a material achieving a min. r-value of 2.00 (foil faced glasswool blanket)



Area of pane 1.89m²	Scale 1:50
Aluminium Door as per dimensions indicated including handles, hinges, locks and doorstop.	
D3 / 1	
6	
6mm toughened safety glass,	

ENERGY DEMAND - GROUND FLOOR			
687.93 SQM X 5W = 3439.65W/p.a maximum			
ENERGY CONSUMPTION			
TOTAL WATTS	HOURS/DAYS	DAYS/YEARS	TOTAL
140W	6	365	306 600W
306 600W / 1000 = 306.6 Kw			
306.6 Kw < 343.65 kW Complies			

NOTE:
NET FLOOR AREAS USED TO CALCULATE FENESTRATION & LIGHTING COMPLIANCE

IMPORTANT

Any discrepancies MUST be reported to the ARCHITECTURAL PROFESSIONAL immediately prior to any commencement of work. The author will not be responsible for work carried out without the ARCHITECTURAL PROFESSIONAL's consent as well as deviations from the approved plans.
Any plans removed from ARCHITECTURAL PROFESSIONAL's office without prior authorization will be deemed unchecked and thereafter invalid.
The attention of the owner is drawn to the fact that changes to the plan and/or specifications after official approval are likely to invalidate that approval.
No construction is to be carried out on site prior to approval of submissions from relevant authorities.

In the event that a registered land surveyor is not appointed by the property owner, the Architectural Professional makes no warranty – implied or expressive – with respect to the accuracy, correctness, completeness or appropriateness of any information obtained online.
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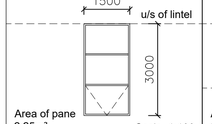
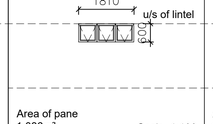
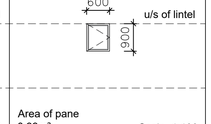
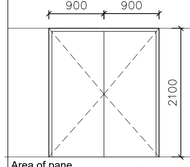
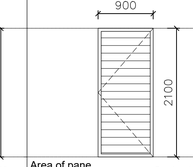
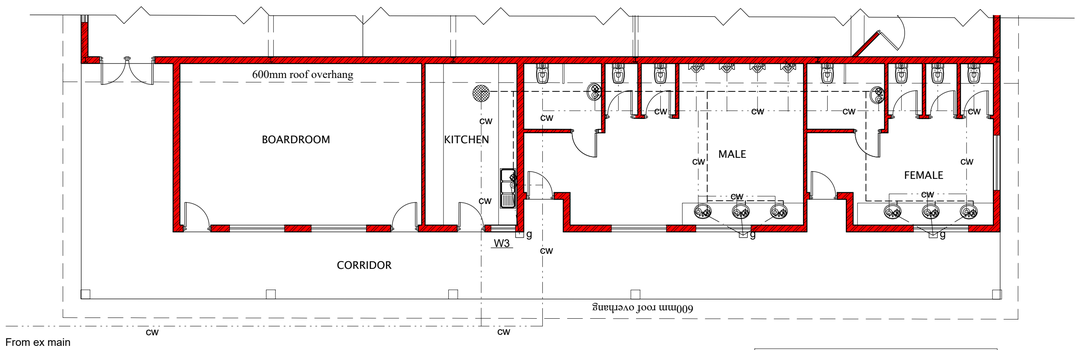
WINDOW SCHEDULE

To comply with SANS 613	Area of pane 2.25m² Scale 1:100 	Area of pane 1.086m² Scale 1:100 	Area of pane 0.33m² Scale 1:100 
WINDOW TYPE:	Standard approved Bronze aluminum window.	Standard approved Bronze aluminum window.	Standard approved Bronze aluminum window.
WINDOW CODE:	W1 / 1	W2 / 1	W3 / 1
QUANTITY:	8	6	1
FRAME:	Standard approved aluminium frame	Standard approved aluminium frame	Standard approved aluminium frame
GLAZING:	4mm min. - M.A.G.	4mm min. - M.A.G.	6mm toughened safety glass,

DOOR SCHEDULE

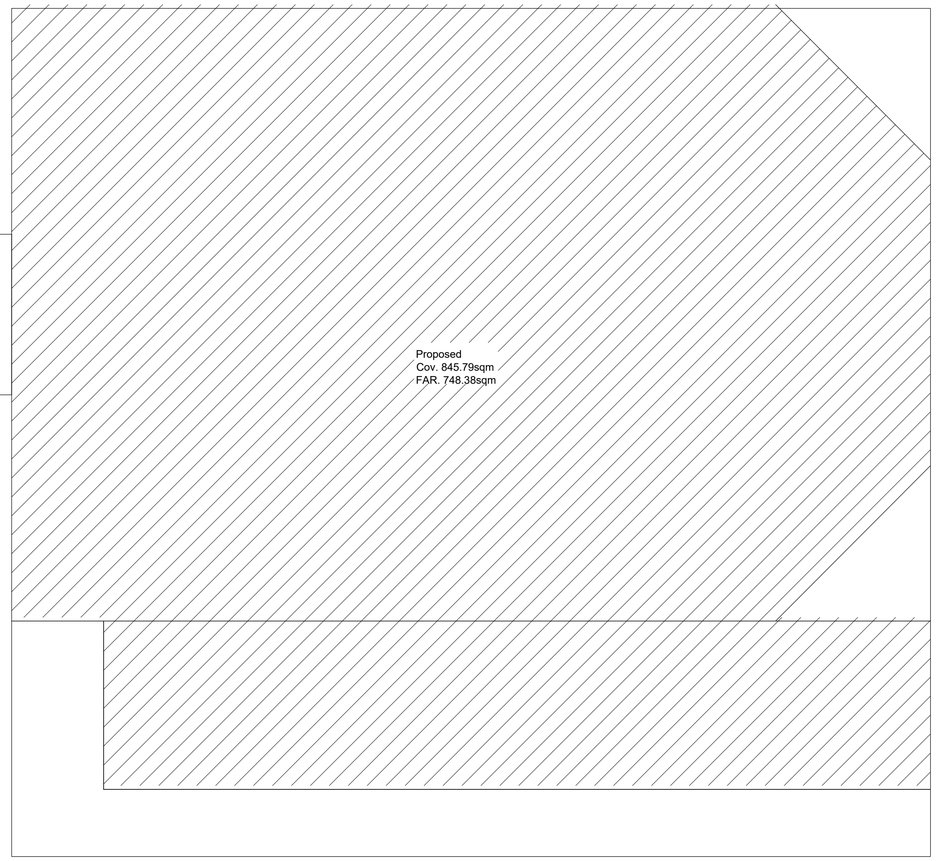
To comply with SANS 613	Area of pane 1.89m² Scale 1:50 	Area of pane 1.89m² Scale 1:50 
DOOR TYPE:	Aluminium Door as per dimensions indicated including handles, hinges, locks and doorstop.	Standard approved 900x2100x44mm hollow core timber door masonite finish both sides and two edge strips.
DOOR CODE:	D1 / 1	D2 / 1
QUANTITY:	4	10
GLAZING:	6mm toughened safety glass,	N/A



WATER RETICULATION LAYOUTS
Scale 1:100

HOT & COLD WATER LEGEND

150L - NEW STANDARD GEYSER	
RISER	
DROPPER	
COLD WATER SUPPLY	CW
HOT WATER SUPPLY	HW



AREA OVERLAYS
SCALE 1:100

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XA Report & Water reticulationbLayout

Registered Owner's signature:

Contact:

Sheet no: 4 of 4

Scale: Varies

Pr S Arch T
Avinash Beerbal AB

Date: 10/10/2025

LOCAL AUTHORITY

ANNEXURE 8

SOUTH AFRICAN POLICE SERVICE

SUID AFRIKAANSE POLISIEDIENS

AFFIDAVIT

FULL NAME: ROWEN MOODLEY

ID NO: 8801135144080 EMPLOYED AS: DIRECTOR

EMPLOYED AT: MOODLEYS SANDS PTY LTD

RESIDENTIAL ADDRESS: 68 BARROW STREET, CRAIGBURN, UMKOMAAS, 4170

TEL (H): N/A TEL (W): 039 979 5582 CELL: 061 489 9229

STATEMENT IN ENGLISH /AFRIKAANS /ZULU UNDER OATH

I ROWEN MOODLEY WITH ID NUMBER 8801135144080 HEREBY CONFIRM THAT I AM THE PROPERTY OWNER OF THE SAID PROPERTY BEING 47A CALENDULA AVENUE, CRAIGIEBURN, UMKOMAAS (REMAINDER OF ERF 3183 CRAIGIEBURN).

I WENT TO THE ARCHIVES DEPARTMENT AT THE LOCAL MUNICIPALITY AND WAS ADVISED THAT THERE WERE NO RECORDS OF ANY PLANS FOR MY PROPERTY AND IT COULD BE A RESULT IN THE DAMAGE THAT WAS CAUSED TO THE ARCHIVES DEPARTMENT, WHICH RESULTED IN MANY LOSSES TO IMPORTANT DOCUMENTS.

I KNOW AND UNDERSTAND THE CONTENTS OF THIS STATEMENT.
I HAVE NO OBJECTIVES TO TAKING THE PRESCRIBED OATH.
I CONSIDER THE PRESCRIBED OATH TO BE BINDING ON MY CONSCIENCE.

DEPONENT

I CERTIFY THAT THE ABOVE STATEMENT WAS TAKEN BY ME AND THAT THE DEPONENT HAS ACKNOWLODGED THAT HE /SHE KNOWS AND UNDERSTANDS THE CONTENTS OF THIS STATEMENT.THIS STATEMENT WAS SWORN TO BEFORE ME AND THE DEPONENTS'S SIGNATURE WAS PLACE THEREON IN MY PRESENCE AT SAPS

.....ON.....AT.....

COMMISIONER OF OATHS: P Chetty

FULL NAMES: Pragasen Chetty

BUSINESS ADDRESS: 21 Khotho Mkhunya Rd, eManzimtoti

RANK: Captain SAPS

SOUTH AFRICAN POLICE SERVICE
COMMUNITY SERVICE CENTRE
4 MAY 2026
UMKOMAAS
KWAZULU-NATAL
SOUTH AFRICAN POLICE SERVICE