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

Ground Floor, 166 KE Masinga Road, Durban, Tel: (031) 311 7607

APPLICATION NO: LUMS202509160004/CS

PART A: SPECIAL CONSENT APPLICATION FOR STUDENT ACCOMODATION ON A SITE ZONED SPECIAL RESIDENTIAL 400 ON ERF 7383 DURBAN SITUATED AT 294 ESTHER ROBERTS ROAD

PART B: RELAXATION OF THE SOUTH WEST SIDE SPACE FROM 1M TO NIL AND THE SOUTH EAST REAR SPACE FROM 1M TO NIL FOR THE ERECTION OF THE PROPOSED ANCILLARY UNIT

Date Application Advertised: 28 November 2025

Date Application Closes for Objections: 30 December 2025

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

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

- Ground Floor, 166 KE Masinga Road, Durban, or by
- Registered post to P O Box 680, Durban, 4000, or by
- e-mail to Nondumiso.khanyile@durban.gov.za, Tel No. 031-322 7798
- Central Office Telephone No. 031 311 7607.

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 (Name & address) Lindinkosi Ngidi, 530 Bartle Road, Umbilo, Durban, 4000

Applicant's Tel. No: 083 281 0742

Email address: info@busanedc.co.za

MOTIVATION REPORT FOR:

THE SPATIAL PLANNING AND LAND USE MANAGEMENT APPLICATION SUBMITTED TO ETHEKWINI METROPOLITAN MUNICIPALITY CENTRAL-SUB SCHEME IN TERMS OF THE PROVISIONS OF THE ETHEKWINI MUNICIPALITY PLANNING AND LAND USE MANAGEMENT BYLAW 2016 (MUNICIPAL NOTICE NO. 114 OF 2017) SECOND AMENDMENT BY-LAW, 2021 (MUNICIPAL NOTICE 95 OF 2021), FOR THE SPECIAL CONSENT TO OPERATE STUDENT ACCOMMODATION ON ERF 7383 DURBAN AND SUBSEQUENT RELAXATION OF BUILDING LINES, LOCATED ON 294 ESTHER ROBERTS ROAD.

PREPARED BY:

BUSANE DEVELOPMENT CONSULTANCY (PTY) LTD

SUBMITTED TO:

ETHEKWINI METROPOLITAN MUNICIPALITY

CENTRAL-SUB REGION

DEVELOPMENT AND PLANNING UNIT

166 KE MASINGA RD (STAMFORD HILL)

DURBAN

4001

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Sector Departmental Comments

Table 1: General Document Control Information

Document Name	Special Consent Town Planning Motivation
Version No.	1
Version Date	April 2025
Author	Mr Lindinkosi Ngidi (Reg. Prof Planner)
Reviewed By	Mr Lindinkosi Ngidi (Reg. Prof Planner)
Issued By	Busane Development Consultancy (Pty) Ltd
Hard Copy Submitted	0
Submitted To	Ethekwini Metropolitan Municipality Central-Sub Region

1 INTRODUCTION AND BACKGROUND

1.1 The Applicable Municipal by-laws

Table 2: Applicable Municipal by-laws

LEGISLATION	TYPE OF APPLICATION
The Provisions of the Ethekwini Municipality Planning and Land Use Management Bylaw 2016 (Municipal Notice No. 114 of 2017) Second Amendment By-law, 2021	Special Consent in terms of the Ethekwini Municipality: Planning and Land Use Management Second Amendment By-law, 2021 Read with Clause 9.1 and Subsection 1.13.10 (i) to (iv) of the Central Scheme of the Ethekwini Municipality;

1.2 The Purpose of The Report

This report has been submitted to the eThekwini Municipality Central Operating Entity for the purpose of motivating and providing substantial background information to support the Special Consent application to operate Student Accommodation on Erf 7383 Durban and subsequent relaxation of building lines.

1.3 The Applicant

Busane Development Consultancy (Pty) Ltd is an appointed service provider (hereby referred to as the "Applicant") to prepare spatial planning and land use application on behalf of Hongwane Nompumelelo Thuledu ID No.: 8612290463086 and Hongwane Zanele ID No.: 8710075380085 for the purpose of getting town planning approval for operating a Student Accommodation on Erf 7383 Durban and subsequent relaxation of building lines. The applicant is represented by Lindinkosi Vusumuzi Ngidi (Registered Prof. Planner A/3047/2021.) (Refer to Annexure A: Landowner's consent / Power of Attorney).

2 SITE INFORMATION

2.1 The Site Locality and Context

The application site defined as Erf 7383 Durban is located at No. 294 Esther Roberts Road, Glenwood, Durban. The site is afforded good access from Esther Roberts Road forming the Northwest boundary of the site and ingress and egress for the Student Accommodation will be from this road. The existing road structure allows for good permeability in and around the area. The site is situated in close proximity to major bus and taxi routes within the area of Glenwood. This allows for high visibility for the proposed development. Esther Roberts Road

connects to Helen Joseph Road which links to R102 (provincial route) and Bulwer Road (municipal route) on both ends which the former further links to the King Dinizulu Road (municipal route) and the latter further links to the King Dinizulu Road south and Botanic Gardens Road. Both these roads link the north to the south and vice versa. The R102 also links Glenwood to the broader part of Durban CBD and the northern suburbs of Durban North. The property is located

Figure 1: Locality Map

Source: Ethekwini GIS

2.2 The Property Information

The table below describes the property information of Erf 1 Ntuzuma E.

Table 3:Property Information

NO.	PROPERTY INFORMATION	
1.	Description of the property	Erf 7383 Durban
2.	Size	366m^2
3.	Owner	Hongwane Nompumelelo Thuledu ID No.: 8612290463086 and Hongwane Zanele ID No.:

NO.	PROPERTY INFORMATION	
		8710075380085, held under- Title Deed No. T27494/2024 (**Refer to Annexure B: Tittle Deed**.
4.	SG diagram number	SV 570/34 (**Refer to Annexure C: SG Diagram**)
5.	GPS co-ordinates	-29.868649, 30.993636
6.	Current Zoning of the site and the surrounding zoning	The site is zoned Special Residential 400 and the surrounding zones within a 100m radius of the site are zoned as Special Residential 400, Worship, Public Open Space Reservation, General Residential 2, and General Commercial. (**Refer to Figure 2: Zoning Map and Annexure C Development Controls**)
7.	Existing land uses and around the site	The site is occupied by a dwelling house that is currently used as a Student Accommodation Establishment by the owner, and surrounded by the Student Accommodation Establishment (44 Laburnum Road and 298 Esther Roberts), residential development, Open Space and Place of Worship. (**Refer to Figure 3: Land Use Map**)
8.	Existing infrastructure	The subject site is in a fully developed context, it enjoys the benefits of the existing infrastructural services in terms of roads, sewer, electricity, and stormwater reticulation. As such, no further upgrading or provision of new engineering services is anticipated. **(Refer to Figure 4: Infrastructure Map)**

Figure 2: Existing Zoning Map

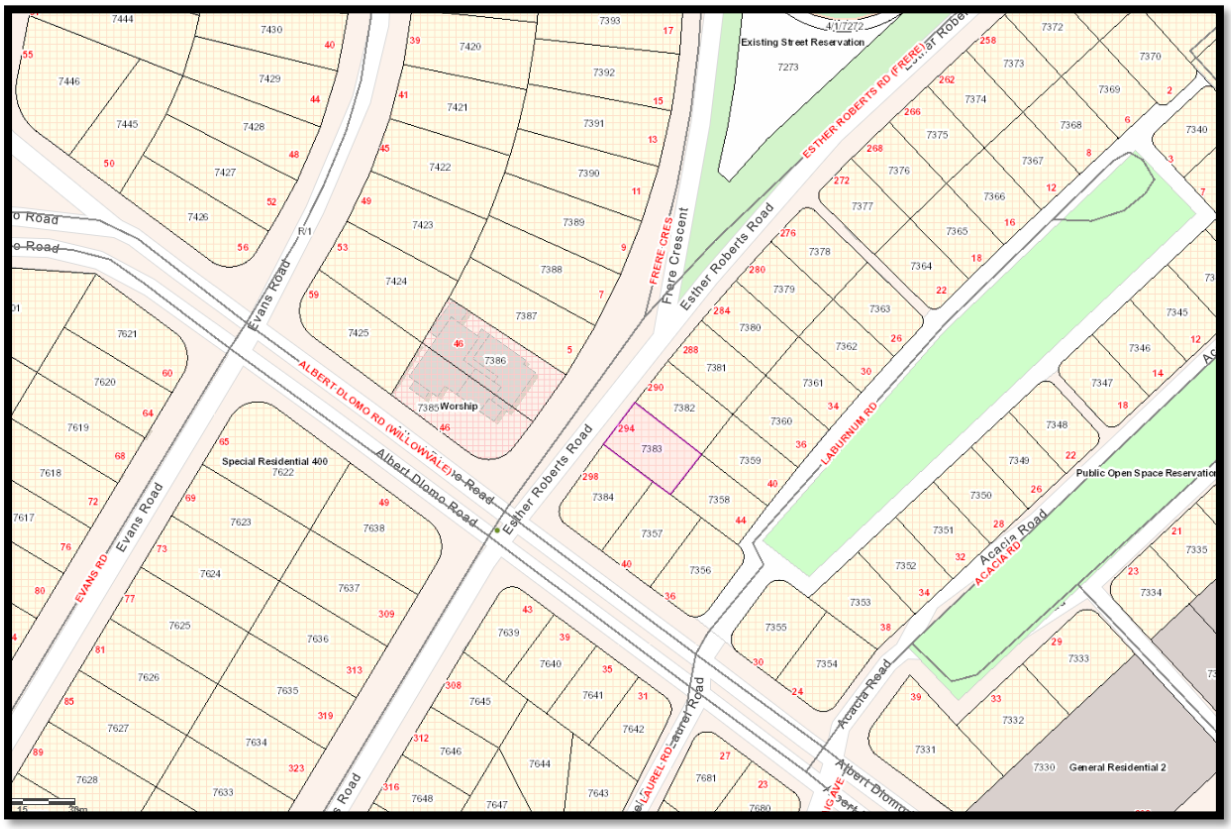


Figure 3: Existing Land Use Map

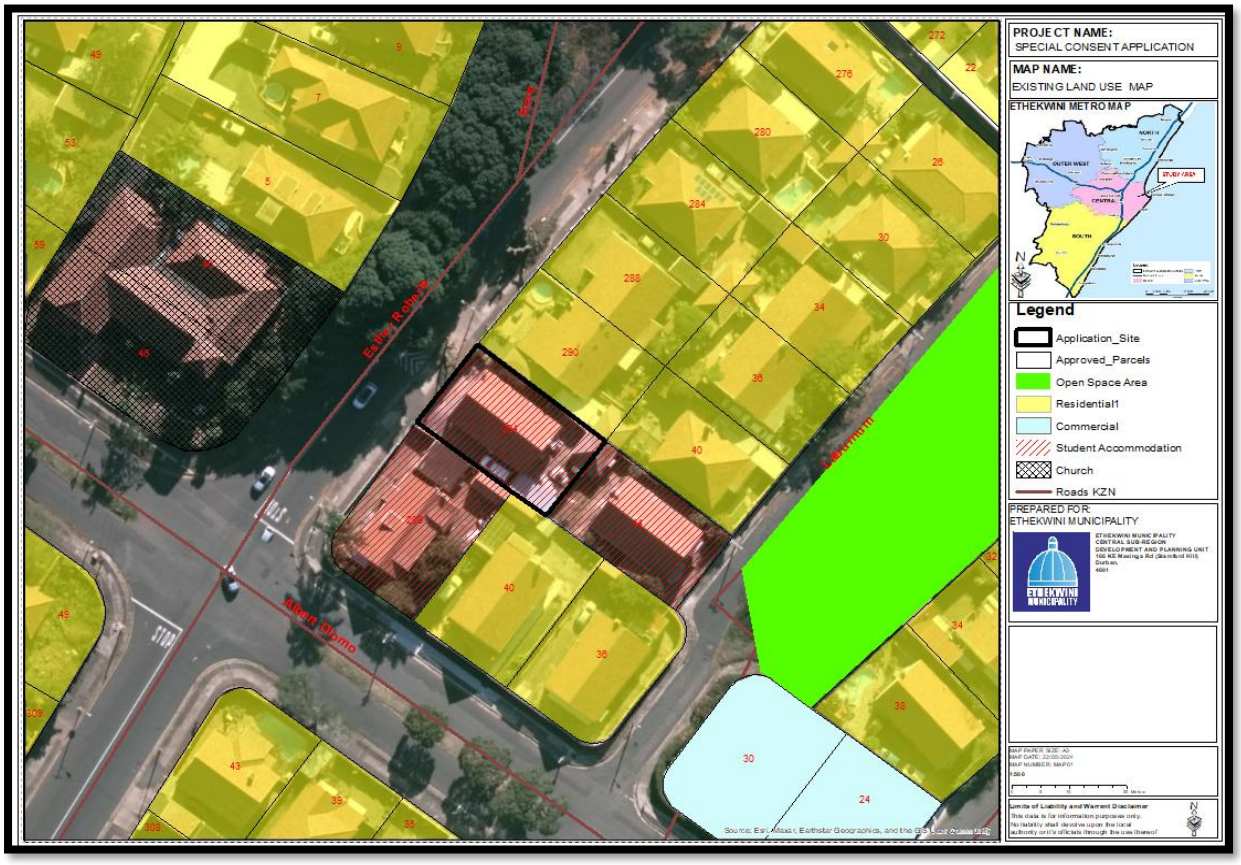
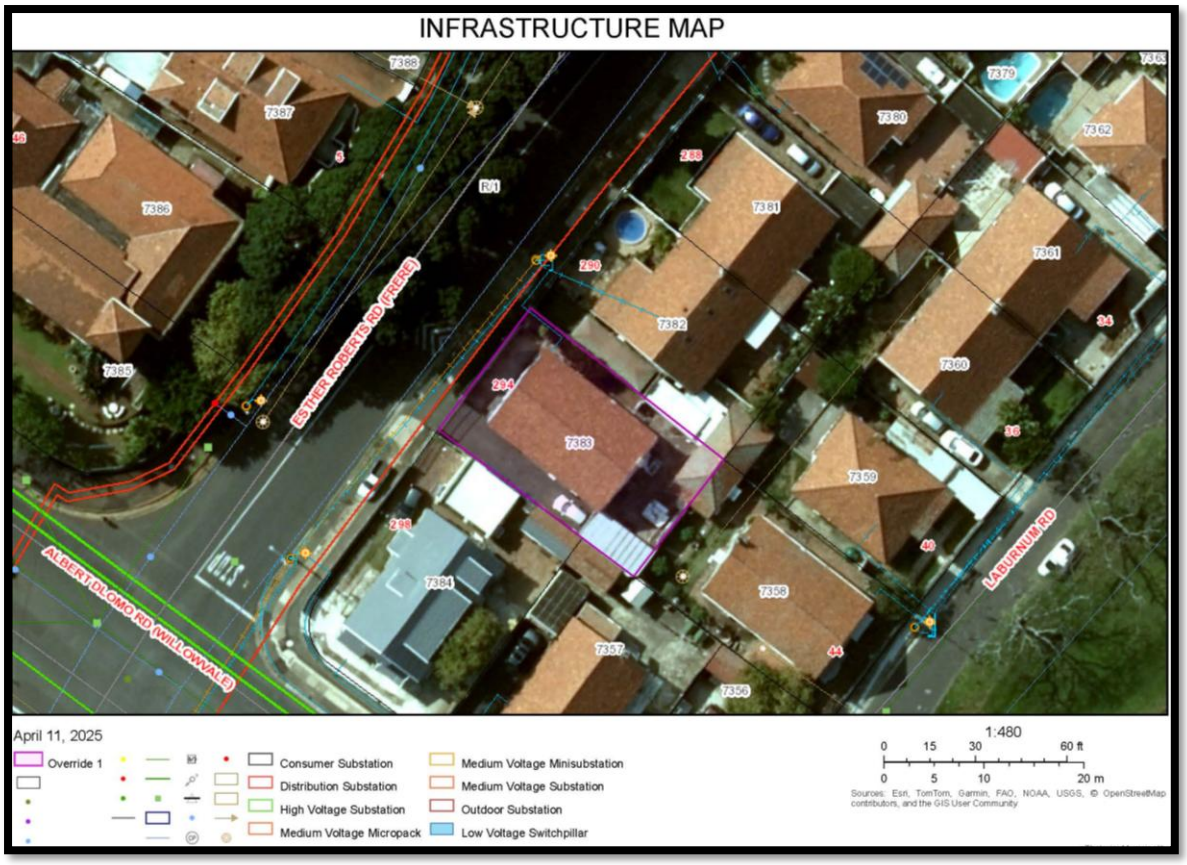


Figure 4: Infrastructure Map



3 THE PROPOSAL

3.1 DETAILS OF THE PROPOSED DEVELOPMENT

The proposal incorporates the utilization of secondary rights via Special Consent in order to accommodate the Student Accommodation Establishment within the property: Erf 7383 Durban. Please refer to Annexure E: Proposed Site Development Plan. The proposed development comprises a main dwelling house and an Ancillary Unit and Domestic Staff Accommodation. The schedule of areas table below illustrates further.

Table 4: Number of Occupants per room

Existing Buildings	Number of Rooms	Structure Extent	Number of Students
Main Dwelling House	Room 1 (double room)	**127,80m^2**	2
	Room 2 (Double room)		2
	Room 3 (Double room)		2
	Room 4 (double room)		2

	Room 5 (double room)		2
Ancillary Unit	Room 6 (double room)	**25,34m^2**	2
Domestic Quarters (Manager's Room)	Room 7	**9,16m^2**	
TOTAL			**12 students + 1 house manager**

Please refer to Annexure 7: Student Accommodation Management Plan

3.2 SPECIAL CONSENT FOR A STUDENT ACCOMMODATION ESTABLISHMENT

The proposed Student Accommodation is desirable from a contextual point of view for the following reasons:

- The proposed development makes use of the site in an appropriate and sustainable manner given the surrounding context i.e., providing student accommodation for prospective students of the University of Kwa-Zulu Natal that are situated in close proximity from the applicant site.
- Considering the predominantly residential nature of the area, the proposed development utilizes the site in an appropriate and sustainable manner.
- The scale of the proposed development is unlikely to have a significant impact on the existing traffic network and, therefore, will not contribute towards congestions and traffic delays in and around the area. Furthermore, the students are transported by a taxi to campus, and the provision for an on-site pickup point has been provided.
- The proposal does not negatively impact the visual quality of the surrounding development in that its surrounding interfaces are made of predominantly residential land uses.
- The proposed development will not only provide additional accommodation opportunities for students but will also add value and enhance the broader context as well as its immediate surroundings. The need to use the application site for student residence can be based on the current trend – the need for student accommodation and assistance in alleviating the shortages and demand whilst being situated in a safe environment that affords access to basic amenities and facilities.

To this extent, it is important to note that, although we apply for a Student Accommodation use, the development will conform to the development parameters as applicable to the current residential zoning.

3.2.1 Relaxation of Building Line Application

The second component of the application entails the relaxation of the building line (Southwest, Southeast, and Northeast side) from 1 meter to nil in order to the accommodate the existing garage that will be converted to Ancillary Unit and existing Domestic Staff Accommodation. The relaxation is necessary due to the following reasons:

- To make the proposal possible, the site will have to be relaxed on the mentioned sides because the proposed development would be rendered unreasonably difficult due to the position of the existing structures on site. Furthermore, the neighbors on the sides in question will not be affected since the proposed development will be within the boundary line of the site.
- The relaxation of the building line is expected to have minimal impact on the surrounding environment and neighboring properties. The proposed location has been carefully selected to avoid any obstruction or inconvenience to adjacent residents.

3.3 ASSESSMENT OF POTENTIAL IMPACTS

3.3.1 Existing surrounding land use

The area is changing to a more diverse environment regarding land use. This is evident in the current land use activities taking place within the vicinity of the application site. As such, there are no adverse impacts anticipated from the proposed use as student accommodation. The proposed use is in line with the character and nature of the existing land uses (i.e. residential).

3.3.2 Site Bulk Infrastructure/Engineering Services

The site receives all municipal services. According to the relevant procedures, the required services will be connected to the existing municipal system. There are no negative impacts anticipated from the intended use.

3.3.3 Socio-Economic Environment

The proposed application will likely support the applicant's financial stability and create minimal job opportunities such as Security Guards, Cleaners, and caretakers. Therefore, there are no negative impacts anticipated from the development.

3.3.4 Traffic Considerations

As per the eThekwini Metropolitan Central Land Use Scheme, the parking and loading Standards (Section 8 of the Central Town Planning Scheme) sub-section 8 recommends parking and loading standards applicable to the student accommodation establishment.

Accordingly, for the Student Accommodation, the scheme recommends 1.0 bay/Dwelling House + 1 bay for a manager. Furthermore, please see the table below, which indicates the total number of parking spaces that will be required based on the proposed development extent.

Table 5: Parking Schedule

Building type	**Scheme Requirements**	**Parking Required**	**Parking Provided**
Main Dwelling House	1.0 bay/Dwelling House + 1 bay for a manager	1 Bay(s)	1
Domestic Quarters (Manager's Room)		1 Bay(s)	1
TOTAL			2

A total of 2 parking bays are provided for this development. Please refer to **Annexure E: Site Development Plan**.

3.3.5 Natural Environment

The site does not form part of DMOSS, and no environmentally sensitive areas have been identified on the site. However, on the southwestern side of the site, there is an area that is affected by DMOSS.

4 NEED AND DESIRABILITY

The main purpose of establishing need and desirability is to ensure that the land use development proposals are necessary for development purposes and desirable in the public interest, resulting in sustainable land utilization that is publicly acceptable and relevant in terms of overall economic growth and development, convenience, and benefit at all levels. The central question relating to development applications of this kind is whether or not it satisfies the twin criteria of “need and desirability”. That is, whether there is a need for the proposed special consent, and whether it is desirable. The term “need” and “desirability” is primarily assessed from the perspective of the common or public good. That is, the primary issue is not whether the special consent and relaxation of building line proposals are in the interests of the applicant but whether it is in the interests of the broader community. This, in turn, needs to be examined from two perspectives: the degree to which the proposed special consent, relaxation of building lines make a positive input into the lives of affected people, and the degree to which their impact may impinge upon, or negatively affect, other people’s rights. Need and desirability has always been a fundamental principle of the Spatial Planning and Land Use Management Act 2013 (Act No. 16 of 2013) and is used as a yardstick to formulate and assess development proposals. Moreover, it shall apply specifically to areas that fall under local development plans, where the proposal may not accord with adopted policies or plans.

4.1 The Need

The need for the proposal can be articulated as follows:

- The eThekwini Municipality – Student Accommodation Policies objective is to assist in housing students closer to their respective campuses; provide management tools for the municipality to better facilitate and manage the provision of privatized student accommodation; and ensure that the design of new Student Accommodation does not degrade the privacy and amenity of the abutting residential context in respect of the existing character of the area; and provide sufficient parking for student accommodation. Overall, the policy seeks to ensure that Student Accommodation embodies principles of good urban design, sustainability, affordability, and durability.
- Student accommodation plays a vital role in the housing sector, specifically for students, therefore, the proposed use will be beneficial to the area and the city region as a whole. There is a critical shortage for student accommodation within eThekwini due to the fact that institutions such as Durban University of Technology (DUT), University of Kwa-Zulu Natal (UKZN) Westville and Mangosuthu University of Technology (MUT) all struggle to provide accommodation to the vast

number of students registered to the respective campuses each year. This number only continues to increase.

- Location and accessibility are one of the most important factors that determine the provision of reliable and secure student accommodation. In the past few years, there has been a general trend whereby student accommodation has been moved away from the institution campuses. This has resulted in students being located within areas that are unsafe and not conducive for educational purposes. Accessibility to efficient public transport is also a further issue. The site is strategically and pivotally located in terms of both aspects.
- Currently, there is a high demand for student accommodation in secure environments where students can study in comfort and enjoy a variety of benefits, such as residing closer to campuses, having easier access to public transport, central areas, shopping centres, and recreational spaces. The proposal seeks to provide a safe and secure student accommodation facility that is located within a student-friendly environment, thereby allowing the site in question to offer high-quality residences for prospective students. One of the major components that makes the process of special consent smoother is precedent within the current context of the area. Precedents are important as they avoid breakages in the urban fabric and allow the new consent use to blend into its context. With regard to the current application, there is sufficient precedent in the form of the surrounding context being predominantly residential.

4.2 Desirability

In terms of desirability, the special consent has a number of features to its benefit. These are as follows:

- Local Benefits

The site identified for development occupies both a desirable and highly accessible location in the Glenwood area. The site enjoys quick and easy access to a number of roads, including Esther Roberts Road, Helen Josephs Road, Rick Turner Road, Magraza Maphalala Street (R102), and King Dinizulu Road, these roads are valued highly by residents and commuters as they ensure quick and convenient access to public transport routes, and other social/ commercial facilities in and around the area. Opportunities will be created in domestic employment and security fields.

- Accessibility

The applicant site is afforded good accessibility, being located along a major Bus/ Taxi route; namely Esther Roberts, from which the site gains direct access. As a result, the applicant site is afforded convenient access to both provincial and national routes, and is in close proximity to major activities, services and facilities.

5 LEGISLATIVE AND POLICY ALIGNMENT

This section assesses the legislative and policy directives concerning the proposed development application to ensure spatial compliance.

Table 6: Compliance with the Spatial Planning and Land Use Management Act of 2013 (SPLUMA)

Principal	Description	Relevance to this proposed development application
The principle of spatial justice,	(i) Past spatial and other development imbalances must be redressed through improved access to and use of land;	The applicant is allowed to apply for special consent by not triggering any scheme amendments. The proposal will provide much-needed residential opportunities in a well-developed and established context. The housing opportunities will be beneficial to students and will assist in alleviating student accommodation shortages. The proposed development will create employment opportunities in maintenance and security.
	(ii) spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterized by widespread poverty and deprivation;	
	(iii) spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by	

Principal	Description	Relevance to this proposed development application
	disadvantaged communities and persons;	
a) Principle of spatial sustainability	(iv) promote and stimulate the effective and equitable functioning of land markets;	The proposed development is situated within an urban hotspot, presenting an opportunity to enhance the area's existing land markets by aligning property usage with the specific needs and demands of the locality. Emphasizing uses that complement the presence of educational facilities in the vicinity is crucial. Implementing diversified and adaptable land use zones has the potential to elevate property values, mitigate underutilization of land, and yield revenue for the municipality. Given that the site is already well-serviced in terms of infrastructure, the developer would avoid the inflated costs of providing additional bulk infrastructure elsewhere. The Glenwood community is comprised of mixed residential opportunities that favor the development of student housing. The proposed land use activity is compatible with the surrounding area, which would improve the neighborhood's functionality and viability.
	(v) consider all current and future costs to all parties for the provision of infrastructure and social services in land developments;	
	(vi) promote land development in locations that are sustainable and limit urban sprawl; and	
	(vii) result in viable communities;	
c) Principle of efficiency	(i)land development optimizes the use of existing resources and infrastructure;	Making use of the property for the proposed land use will ensure that the existing infrastructure is used efficiently.
	(ii) decision-making procedures are designed to minimize negative financial, social, economic, or environmental impacts; and	Consideration should be given to the developer's costs in carrying out this development exercise, as well as the overall socio-economic implications to the receiving environment (particularly students) who will benefit from not having to travel long distances to access the university.

Principal	Description	Relevance to this proposed development application
	(iii) development application procedures are efficient and streamlined and timeframes are adhered to by all parties;	It is the responsibility of all parties involved in this application process to adhere to the prescribed timeframes in terms of the bylaws and other relevant legislation, such as PAJA, to ensure that the process does not prejudice the applicant and/or developer.
d) the principle of spatial resilience, whereby	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 proposed development supports resilience in terms of providing alternative usage of properties from the traditional dwelling usage. This could also reduce the number of properties that are abandoned by landowners.
e) the principle of good administration, whereby—	(i) all spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act;	To ensure that the application complies with the legislative requirements, the necessary procedures were followed. To ensure that the application is not jeopardized or delayed unnecessarily, all departments responsible for providing comments must adhere to the established legislative processes and timeframes. Furthermore, all affected sector departments should consider using this application to strengthen integrated development planning.
	(iii) the requirements of any law relating to land development and land use are met timeously;	
	(iv) the preparation and amendment of spatial plans, policies, land use schemes as well	

Principal	Description	Relevance to this proposed development application
	as procedures for development applications, including transparent processes of public participation that allow all parties to provide inputs on matters affecting them; and	
	(v) policies, legislation, and procedures must be set to inform and empower members of the public.	

Table 7: Compliance with the eThekwini Municipality Policies

NO.	POLICY DOCUMENT NAME	DESCRIPTION	RELEVANCE TO THIS DEVELOPMENT
1.	eThekwini Municipality Integrated Development Plan Draft 2023/24 - 2027/28	The IDP vision states that "*By 2030, eThekwini will enjoy the reputation of being Africa's most caring and liveable city, where all citizens live in*". To realise the vision, the Municipality has identified the following main strategies in order to be in line with the vision:	***Access to services, in particular municipal, health and education services*** -To sum up this strategy of the city, the goal is to encourage the strategic placement of land uses to facilitate easy access to essential services. Similarly, the location of student housing within this neighbourhood is well aligned because it allows for better access and interconnectedness of a variety of

NO.	POLICY DOCUMENT NAME	DESCRIPTION	RELEVANCE TO THIS DEVELOPMENT
		• Growing the municipal economy • **Meeting the people's needs so that all citizens enjoy a high quality of life with equal opportunities, in a city that they are truly proud of.** • Ease of movement in the Municipality • A safe environment in all parts of the municipal area • **Access to services, in particular municipal, health and education services**. The IDP further recognises the "Student Accommodation for Two Precinct Areas" report published in 2018. Furthermore, the municipality has made amendments to the Scheme to ensure compliance with Municipal, Provincial and National Standards for student accommodation.	services and activities near the site and the neighbourhood at large.
2.	eThekwini Municipality Spatial Development	The SDF vision states "to have by 2030 a socially equitable, environmentally sustainable, resilient and functionally	The proposed development is consistent with the SDF's overarching goal, this proposed development will promote social equitability and resilience in terms of

NO.	POLICY DOCUMENT NAME	DESCRIPTION	RELEVANCE TO THIS DEVELOPMENT
	Framework 2022-2023	efficient Municipality that bolsters its status as a gateway to Africa"	spatial planning and preventing a decline in the state of property in the City
3.	eThekwini City Densification Strategy	The eThekwini City Densification strategy identifies the study area as a Density-concentrated area, which can accommodate 15-40 du/ha.	Since densification is supported for the intended development, should the developer decide to construct more dwellings, an opportunity to create more dwelling units will be offered within the same property while preserving the urban landscape, and the integrity of the present dwelling will be preserved.

6 CONCLUSION & RECOMMENDATIONS

The application submission has considered all the relevant aspects of the development including the legislation, policies, and strategic developments and it is submitted that the need for the proposed development is adequately substantiated. The proposed land use also aligns well with the current and future development plans of the municipality. The municipality is requested to approve the application based on its merits and its long-term benefits. The need and demand for student accommodation should not be considered only within the current context, however, the long-term objectives should be considered.

LIST OF ANNEXURES

Annexure A: Landowner’s consent

28 March 2025

To Whom It May Concern

RE: Registered Landowner's Consent

RE: SUBMISSION OF A STATUTORY TOWN PLANNING APPLICATION IN TERMS OF THE PROVISIONS OF THE ETHEKWINI MUNICIPALITY PLANNING AND LAND USE MANAGEMENT BYLAW 2016 (MUNICIPAL NOTICE NO. 114 OF 2017) SECOND AMENDMENT BY-LAW, 2021 AND SECTION 4 OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT FOR THE SPECIAL CONSENT TO OPERATE STUDENT ACCOMMODATION AND BUILDING ALTERATIONS ON ERF 7383 DURBAN, LOCATED ON 294 ESTHER ROBERTS ROAD

This serves to confirm that we, **Hongwane Nompumelelo Thuledu ID No.: 8612290463086 and Hongwane Zanele ID No.: 8710075380085**, in our capacity as the registered owners of the **Erf 7383 Durban** herewith authorise **Busane Development Consultancy** represented by **Lindinkosi Vusumuzi Ngidi (Reg. Pr Pln No. A/3047/2021)** to act in our name and to prepare and submit any documentation relating to the abovementioned application as required in terms of the relevant legislation.

Please feel free to contact us should you require any further information.

Yours faithfully,

Mr Z. Hongwane and Mrs N. T. Hongwane

30 March 2025

SIGNATURE (OWNER 1) DATE

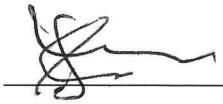
30 March 2025

SIGNATURE (OWNER 2) DATE

30 March 2025

SIGNATURE (WITNESS A) DATE

NAME: NONTOBEKO CELE



30 March 2025

SIGNATURE (WITNESS B) DATE

NAME: Anathi

Annexure B: Deed of Transfer

A. FOR CONVEYANCER'S USE:

(a) Simuls with other registries/sectional titles:

	Code	Firm	Property	Office
1				
2				
3				
4				

(b) Client copies of deeds filed permanently in Deeds Registry:

Nature and number of deed	Code	Initials of examiners and date
	JKT.	

(c) Notes:

B. FOR DEEDS OFFICE USE:

		Remarks	Initials and date
Interdicts checked by..... Signature:..... Date:.....	(1) Township (proclaimed) ..... Proclamation No:..... Date:	.....	.....
	(2) Endowment erven:	.....	.....
Main file checked	(3) Endowment:	.....	.....
Section 25 right	(4) Restrictive Conditions:	.....	.....
Restrictive Conditions .... Signature: ..... Date:	(5) Microfilm reference:	.....	.....
	(6) General Plan:	.....	.....
GPA: ..... checked Signature:..... Date:.....	(7) Title deed:	.....	.....
	(8) Bonds against township title:	.....	.....
	(9) Date checked:	.....	.....

Office instructions: Tno. on Page 4

Section: Reg.

BROWNE BRODIE & FOURIE

CONVENTIONAL

Nares 9/11/24

35
342 8386

A. FOR DEEDS OFFICE USE:
(a) Date of lodgement

LODGED
2024 -09- 25
OFFICE OF THE REGISTRAR OF DEEDS
PIETERMARITZBURG

Linking: 4 | 1

(b)

EXECUTED BY:
2024 -10- 08

RLL 9/11/2024

	Examiners	Room		Reject	Pass
1	AA SINGH	301	4-1		
2	D.S. Delva	305A		2024 -10- 02	
3					000027494/2024

NATURE OF DEED: transfer

N-Crawford - 2 of NT 1 tongware

T [redacted]

Reference No.: 195390579

AGENT: S I Dayal Noelene

SIMULS

	Code	Name of Parties	Firm No.	No. in batch	Titles etc. within
1	FN		35		T 32071/2018
2	Trans	BB+F	35		
3	Bond		35		M Nel 2024 -09- 25 Lodgement
4		Rundles Inc	29		
5					
6					
7					
8					
9					
10					
11					
12					

Brief description of property (only para. 1 in Deed)

BLACKBOOKING: D. MTHEMBU
2024 -10- 04 M DE BEER
INPUT:.....
CHECK:.....

Registration requested by: .....

Date: .....

040004562146

STRAUSS DALY UMHLANGA
9th Floor, Strauss Daly Place
41 Richefond Circle
Ridgeside Office Park
Umhlanga
4320
DX 27, DURBAN

Prepared by me,

CONVEYANCER
NATASHA ETSEBETH
~~87762~~

R1050 000 00

FEES	
Stamp duty	R15 4400
Reg	
Serv	
G/M Bond	

2024 -10- 02

T 000027494 / 2024

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN: Juanita Van Der Merwe
THAT (76977)

appeared before me, REGISTRAR OF DEEDS **at PIETERMARITZBURG**, he/she, the said Appearer, being duly authorised thereto by a Power of Attorney granted to him/her by

NATALIE CRAWFORD
Identity Number 620402 0032 08 4
Unmarried

dated 24 July 2024.
and signed at Durban
STRAUSS DALY INC

Form E

VIR VERDER ENDOSSEMENTE SIEN
FOR FURTHER ENDORSEMENTS SEE PAGE 4

AND the said Appearer declared that his/her principal had on **25 June 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:

ZANELE HONGWANE
Identity Number 871007 5380 08 5
and
NOMPUMELELO THULEDU HONGWANE
Identity Number 861229 0463 08 6
Married in community of property to each other

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

ERF 7383 DURBAN
REGISTRATION DIVISION FU
PROVINCE OF KWAZULU-NATAL
IN EXTENT: 366 (THREE HUNDRED AND SIXTY SIX) Square Metres

First transferred by Deed of Transfer No. T4421/1924 with Diagram S.G.O. Sub Vol 570 Fol 34 annexed thereto and held by Deed of Transfer Number T32071/2018

THIS PROPERTY IS TRANSFERRED :

Subject to all the terms and conditions of the original Government Grant No. 1737/1855 in so far as now applicable.

WHEREFORE the Appearer, renouncing all the rights, title and interest which the said **NATALIE CRAWFORD, Unmarried** heretofore had to the premises, did, in consequence also acknowledge her, to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said **ZANELE HONGWANE and NOMPUMELELO THULEDU HONGWANE, Married in community of property to each other,** their heirs, executors, administrators or assigns now is and henceforth shall be entitled thereto, conformably to local customs, the State, however, reserving its rights, and finally acknowledging the purchase price of the property hereby transferred to be the sum of **R1 050 000,00 (ONE MILLION FIFTY THOUSAND RAND)**.

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 **at PIETERMARITZBURG** on

2024 -10- 02

q.q. Signature of Appearer

In my presence:

Registrar of Deeds

PAGE 4

ANNEXURE TO T 000027494 / 2024 (1)

VERBIND MORTGAGED

VIR

FOR R 1050 000,00 (4)

2024 -10- 02

000012100 / 2024

REGISTRATEUR/REGISTRAR

STRAUSS DALY UMHLANGA
9th Floor, Strauss Daly Place
41 Richefond Circle
Ridgeside Office Park
Umhlanga
4320
DX 27, DURBAN

Prepared by me,

CONVEYANCER
NATASHA ETSEBETH
67762

POWER OF ATTORNEY TO TRANSFER

I, the undersigned,

NATALIE CRAWFORD
Identity Number 620402 0032 08 4
Unmarried

do hereby nominate, constitute and appoint:

DEREK FOURIE 66164 AND/OR

JUANITA VAN DER MERWE 76977 AND/OR

LEANDA JANE OSBORNE 76415

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

ZANELE HONGWANE
Identity Number 871007 5380 08 5
and
NOMPUMELELO THULEDU HONGWANE
Identity Number 861229 0463 08 6
Married in community of property to each other

of the following property, namely:

ERF 7383 DURBAN
REGISTRATION DIVISION FU
PROVINCE OF KWAZULU-NATAL

IN EXTENT: 366 (THREE HUNDRED AND SIXTY SIX) Square Metres

HELD BY DEED OF TRANSFER NUMBER T32071/2018

sold to them by me by **Private Treaty** on **25 June 2024**, for the sum of

R1 050 000,00 (ONE MILLION FIFTY THOUSAND RAND)

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 I 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

Signed at Durban
on 24 July 2024 in the presence of the undersigned witnesses.

As Witnesses

1. _____

2. _____

_____
NATALIE CRAWFORD

SARS

Transfer Duty Declaration

TDREP

Reference Details

Transfer Duty Reference Number: TDE05DFA31

Details

Details of Seller / Transferor / Time Share Company

Surname / Registered Name	CRAWFORD	Full Name	NATALIE
ID Number	6204020032084	Date of Birth (CCYYMMDD)	1962-04-02
Company / CC / Trust Reg No.		Marital Status	NOT MARRIED

Details of Purchaser / Transferee

Full Name	ZANELE	Surname / Registered Name	HONGWANE
Date of Birth (CCYYMMDD)	1987-10-07	ID Number	8710075380085
Company / CC / Trust Reg No.		Marital Notes if applicable	Married in community
Marital Status	M.I.C OF PROPERTY	Spouse Initials	N T
Spouse ID Number	8612290463086	Spouse Passport Number	

Details of Purchaser / Transferee

Full Name	NOMPUMELELO THULEDU	Surname / Registered Name	HONGWANE
Date of Birth (CCYYMMDD)	1986-12-29	ID Number	8612290463086
Company / CC / Trust Reg No.		Marital Notes if applicable	Married in community
Marital Status	M.I.C OF PROPERTY	Spouse Initials	Z
Spouse ID Number	8710075380085	Spouse Passport Number	

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD)	2024-06-25		
Total Fair Value	R 1050000.00	Total Consideration	R 1050000.00

Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person	R	1050000.00

Property Description

1	ERF 7383 DURBAN REGISTRATION DIVISION FU PROVINCE OF KWAZULU-NATAL in extent 366 (THREE HUNDRED AND SIXTY SIX) Square Metres

Receipt

Receipt Details

Transfer Duty Reference Number	TDE05DFA31	Receipt No.	
Receipt Amount	R 0		

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.

xxxxxxxxxxxxxxxxxxxxxxxx
xxxxxxxxxxxxxxxxxxxxxxxx

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

Natasha Etsebeth

Date (CCYYMMDD) 20240625

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

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

21 Digit Code	:	N0FU00850000738300000
Erven	:	7383
Portion	:	0
Extension	:	DURBAN
Zoning	:	Not available
Registration division / Administrative District	:	FU
Suburb	:	GLENWOOD
Town	:	DURBAN
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	:	NATALIE CRAWFORD 6204020032084
Name and Identity/ Registration Number of all purchaser/s:	:	ZANELE HONGWANE 8710075380085 NOMPUMELELO THULEDU HONGWANE 8612290463086

This Certificate is valid until : 09/11/2024

Given under my hand at DURBAN **on** **10/09/2024**

MUNICIPAL MANAGER
eTHEKWINI MUNICIPALITY

Date issued: 10/09/2024

Authorised Officer: Mthoko Ngubane

Certificate By Conveyancer: **Natasha Etsebeth**

I _____ **(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.**

_____ 19/9/2024

Conveyancer **Date**

PROD DEEDS REGISTRATION SYSTEM - PIETERMARITZBURG DATE : 20240925 TIME : 11:29:06.7 PAGE : 1
PREPARED BY : DRS04247 - CHAMANE LINDOKUHLE

TRACK NUMBER : 48004562146

PROPERTY DETAILS PRINT FOR PORTION 0
ERF NO 7383
TOWNSHIP DURBAN
REG DIV FU

PROVINCE KWAZULU NATAL
PREV DESCRIPTION
DIAGRAM DEED NO T4421/924
EXTENT 366 SQM
CLEARANCE ETHEKWINI

NO INTERDICTS

DOCUMENTS	HOLDER & SHARE	AMOUNT	O/P/A	SCAN/MICRO REF	MMDD
B14877/2018	NEDBANK LIMITED	R850000.00		20181024095518	1018
B9591/2020	NEDBANK LIMITED	R81037.00		20201002162235	0908
DURBAN,7383				1993 0041 1008	

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	TITLE DEED	MMDD	MICROFILM REF
CRAWFORD NATALIE				6204020032084	T32071/2018	1018	20201002162255
	20180128	R500000.00					

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

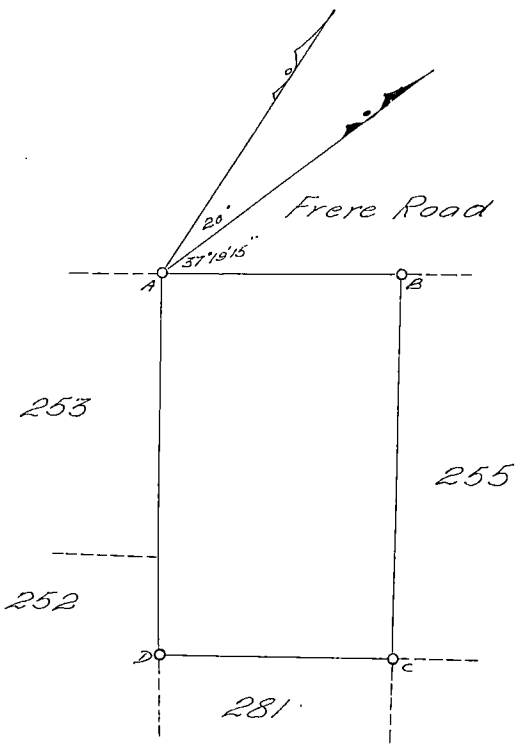
** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

* * * END OF REPORT * * *

Annexure C: SG Diagram

S.G.O.
Sub. Vol. 570 Fol. 34

Ex. of D.



SIDES.		ANGLES.	
ab	50	a	89°23'5"
bc	80·52	b	89°23'5"
cd	48·28	c	90°
da	80	d	91°13'50"

40 0 40 80 120
SCALE OF FEET.

The above Diagram lettered A B C D *represents the figure and extent of* 0 *Acres* 0 *Roods* 14·48 *Perches of land known as*

Lot 254 Block C

situate on the Town Lands of the Borough of Durban, Province of Natal. Bounded as indicated above.

Surveyed by me,

Alfred Forgeson

Government Land Surveyor.

April 1921

T4421/1924

25403

Annexure D: Development Controls

ZONE: SPECIAL RESIDENTIAL 400

SCHEME INTENTION: To provide, preserve, use land or buildings for:

- Single residential and multiple unit development and various building typologies.
- Protection of the quality and character of residential neighbourhood and the well-being of its residents.
- Limiting multiple uses of buildings to minimize adverse impact on the residential environment.
- Business that comply with residential amenity shall be at the discretion of the eThekwini Municipality (see Section 1.14 - Exemptions).

MAP COLOUR REFERENCE: Yellow with Orange dots **MAP REFERENCE:**

PRIMARY	SPECIAL CONSENT	PRECLUDED
• Dwelling House • Multiple Unit Development	• Agriculture Land • Boarding House* • Crèche • Health & Beauty Clinic • Educational Establishment • *Institution • Place of Public Worship • *Retirement Centre • Special Building • Telecommunication Infrastructure • Uses authorised in terms of Sub-section 1.13 • Any other use authorised in terms of sub-section 9.4	• All other uses not indicated in the Primary and Special Consent columns

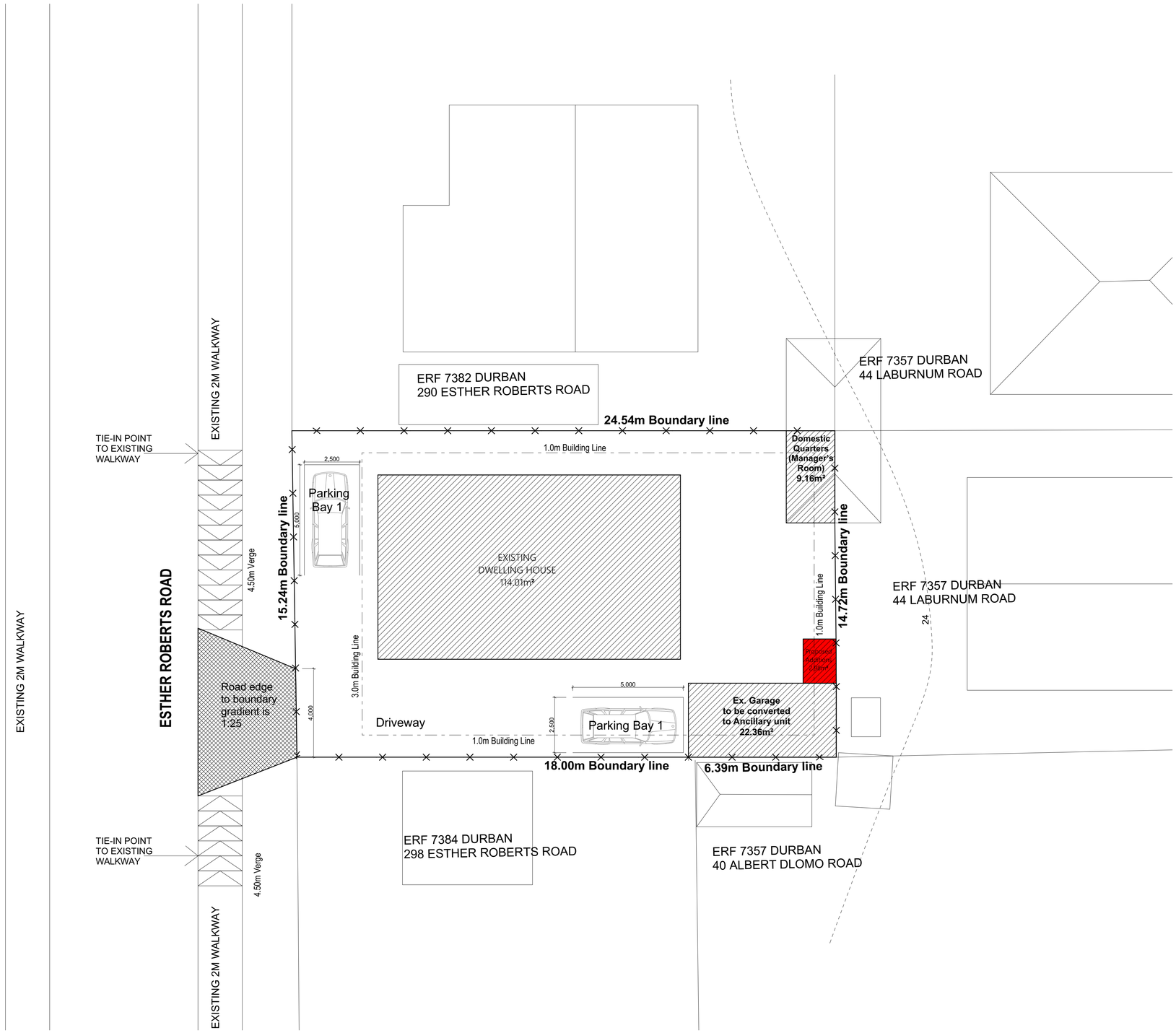
ADDITIONAL CONTROLS – LAND USE

1. *Institution:
   The minimum ERF size for an Institution shall be 900m^2.
2. *Place of Public Worship:
   The minimum Erf size for a Place of Worship shall be 900m^2.
3. *Boarding House: The building shall conform to the appearance and definition of a Dwelling House and is limited to a maximum of 10 boarders.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION (m^2)	HEIGHT	COVERAGE	FLOOR AREA RATIO
BUILDING LINE 3.0M	SIDE AND REAR SPACE 1.0M	One dwelling house for every 400m^2	400	2	50%	N/A

Annexure E: SDP Map



SITE DEVELOPMENT PLAN
Scale 1: 100

GENERAL NOTES:

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S DRAWINGS ,THE ELECTRICAL LAYOUT , THE KEY TO THE ELECTRICAL LAYOUT AND THE SCHEDULE OF FINISHES .

ALL BUILDING WORKS TO BE CARRIED OUT IN ACCORDANCE WITH NATIONAL BUILDING REGULATION AND STANDARDS ACT (SABS 0400-1990 & SANS 10400)

ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE , PRIOR TO COMMENCEMENT OF WORK OR MANUFACTURE OF PRE-CONSTRUCTED COMPONENTS

ALL REINFORCED CONCRETE SLAB, FOUNDATION & RETAINING WALLS ARE TO BE BUILT STRICTLY IN ACCORDANCE WITH PROFESSIONAL ENGINEERS DETAIL AND UNDER HIS SUPERVISION .

ALL CIVIL WORK INCLUDING EARTHWORKS AND ACCESS ROADS TO ENGINEERS DETAILS AND SPECIFICATION AND UNDER HIS SUPERVISION

ANY QUERIES TO BE REFERRED TO ARCHITECT , PRIOR TO ANY COMMENCEMENT OF CONSTRUCTION

THE ATTENTION OF THE OWNER IS DRAWN TO THE FACT THAT CHANGES TO THE PLAN AND/OR SPECIFICATION AFTER OFFICIAL APPROVAL IS LIKELY TO INVALIDATE THAT APPROVAL .

LOCAL AUTHORITY :

1. THE OWNER IS RESPONSIBLE FOR ALL LOCAL AUTHORITY FEES .
2. THE OWNER IS REQUIRED TO OBTAIN ALL NECESSARY CONNECTIONS TO SERVICES .
3. WHERE LOCAL AUTHORITY OR GOVERNMENT REGULATIONS REQUIRE MORE STRINGENT SPECIFICATION THAN SHOWN HEREIN THEY ARE TO BE FOLLOWED WITH PRIOR CONSENT TO THE OWNER .
4. THE CONTRACTOR IS TO INSPECT OFFICIAL APPROVED COPIES OF THE DRAWING TO ENSURE THAT ALL AMENDMENTS HAVE BEEN TAKEN INTO ACCOUNT .
5. ALL SANS 10400 (2010) STANDARDS AND SPECIFICATIONS ARE TO BE ADHERED TO AS A MINIMUM STANDARD AND GOOD CONSTRUCTION PRINCIPLES .
6. ALL LEVELS ARE APPROXIMATE .
7. ALL WORK TO COMPLY WITH SANS 10400 (2010).

FIRE NOTES :

TO COMPLY WITH SANS 10400 PART T :

1. FIRE PERFORMANCE : 4.5
2. FIRE STABILITY OF STRUCTURAL ELEMENTS : 4.7
3. PROTECTION OF OPENINGS : 4.10
4. FLOOR COVERING : 4.14
5. WATER RETICULATION FOR FIRE FIGHTING PURPOSES : 4.33

DISCLAIMER NOTE:

In no event shall the Author Designers be liable to anyone for special, collateral, incidental or consequential damages in connection with or arising out of the use of this drawing. The drawing is intended as a general reference source , accuracy, currency, completeness and relevance for your purpose and you shall obtain only appropriate professional advice relevant to the particular circumstances to this project. You are encouraged to contact the author of this drawing If you have any questions regarding information hereon.

SCHEDULE OF AREAS

PROPERY DESCRIPTION : ERF 7383 DURBAN	
ZONING : Special Residential 400	
PROPERTY ADDRESS : 294 ESTHER ROBERTS ROAD	
SITE AREA	366m²
PERMITTED COVERAGE (30%)	183m²
EX. COVERAGE:MAIN DWELLING HOUSE	127.8m²
:EX. GARAGE TO BE CONVERTED TO ANCILLARY UNIT	22.36m²
: Domestic Quarters	9.16m²
PROP. COVERAGE : ENSUITE BATHROOM	2.98m²
PROPOSED TOTAL COVERAGE	**162.3m²**
HEIGHT IN STOREYS	2
PROPOSED HEIGHT IN STOREYS	2
BUILDING LINES	3,0m
SIDE & REAR SPACE	1m

PLUMBING NOTES:

1. ALL EXPOSED HOT WATER PIPING TO BE INSULATED WITH ISOVER 'SNAP ON PIPE ' GLASSWOOL INSULATION WITH A WALL THICKNESS OF 40mm PROVIDING A R -VALUE OF 1,19. INSTALLATION AS PER MANUFACTURER'S SPECIFICATIONS

2. KWIKOT WATER HEATER SPECIFICATION - DUAL 600 STANDARD 150 LITRE HIGH PRESSURE WATER HEATER COMPLETE WITH 600kPa PRESSURE CONTROL VALVE , 600kPa SAFETY VALVE , DRAIN COCK , VACUUM BREAKER AND DRIP TRAY . HEATER TO BE WRAPPED WITH ISOVER GLASSWOOL 'GEYSER BLANKET ' WITH A WALL THICKNESS OF 50mm PROVIDING A R -VALUE OF 1,28. INSTALLATION AS PER MANUFACTURER 'S SPECIFICATIONS .

3. HEAT PUMP - COBRA 3kW HEAT PUMP

4. ALL MATERIALS , PIPES , FITTINGS AND COMPONENTS USED SHALL BE ON THE JASWIC SCHEDULE OF APPROVED PRODUCTS .

5. ALL HDPE PIPE TO BE CLASS 12 .

6. ALL HOT & COLD WATER INSTALLATIONS TO COMPLY WITH SANS 10252 -1 .

LOCAL AUTHORITY STAMPS

ARCHITECT	PrArchT 555 91052	CLIENT	
DATE	07/04/2025	DATE	07/04/2025

PROJECT TITLE: PROPOSED ADDITIONS & ALTERATIONS TO EXISTING DWELLING HOUSE

CLIENT NAME	Z. Hongwane & NT. Hongwane
CADASTRAL REF	Erf 7383 Durban
STREET	294 Esther Roberts Road
CITY	Durban
ZIP CODE	4001
ZONING	Special Residential 400
OCCUPANCY	H4

DRAWING TITLE: SITE PLAN, WINDOW & DOOR SCHEDULE

PROJECT NUMBER	STATUS	DRAWING NUMBER
RES-2025-04	SP	A_013

REVISIONS

REV	DATE	DESCRIPTION

P = Preliminary SK = Sketch Design SP = Submission Plans
DP = Deviation Plan CD = Construction Drawing AB = As Built

DRAWN BY		DATE	07/04/2025
CHECKED BY		SCALE - SHEET	A/S
ISSUED BY		PAGE NO.	1 of 2

Annexure F: Student Management Plan

STUDENT ACCOMMODATION MANAGEMENT PLAN FOR

294 Esther Roberts Road, Glenwood, Durban, 4001, FOR A MAXIMUM OF 6 BEDROOMS FACILITY AND 12 STUDENTS.

CONTACT DETAILS OF THE OWNER FOR COMPLAINTS:

Hongwane Nompumelelo Thuledu and Hongwane Zanele

Phone: 068 695 9058

Email:

INTRODUCTION AND PURPOSE

This Student Accommodation Management Plan (SAMP) is prepared to provide an outline of the management process and procedures that will be put in place to ensure the effective administration and supervision of the proposed student accommodation establishment.

The plan will apply to both the student housing and the communal spaces proposed and designed to limit the impact of the operation of the building on the site and surrounding areas.

The objective is to ensure that the establishment integrates within the surrounding areas and adds value to the local community, both economically and socially.

The student accommodation proposed would be managed by a dedicated and experienced operator who would be responsible for the full-time management of the establishment on behalf of the owner. A dedicated House Manager will be appointed to manage and oversee the residence's day-to-day operations.

Where the proposed residence management differs significantly from that set out in this report, the council will be notified in writing in advance.

PROPOSED STAFFING AND MANAGEMENT

House Manager - a full-time resident manager will be employed to manage students on-site. Their role is to ensure the smooth running of operations, act as the main contact for community liaison, and handle day-to-day functions. A sign listing the House Manager's contact details will be placed at the property gate.

Part-time assistant personnel – part-time personnel will be available to support and assist the House Manager as and when required to ensure continuity in terms of the overall management of the establishment.

Additional management support will also be provided as required during particularly busy periods e.g. move-in / move-out days.

All staff members will be provided with appropriate training to enable them to undertake their allocation tasks.

MAINTENANCE, CLEANING AND WASTE MANAGEMENT

General servicing for the student accommodation is expected to be very limited as they are self-catering residential units that come with basic kitchens, bedding appliances, and furnishings, restricted to infrequent deliveries of furniture or similar.

An annual maintenance schedule will be put in place by the property owner. In addition, students will have the means to log any requirements for repairs in addition to reporting issues at the reception desk.

A weekly cleaning schedule will be adhered to by cleaning staff ensuring that the communal spaces, building entrances and common areas are kept cleanly and safely. The cleaning of units will be the responsibility of each student and regular inspections will be conducted by the house manager.

Storage of waste generated by the occupants of the development will be stored in the waste storage area and collected by the municipality.

THE MOVE IN /OUT PROCESS

Upon moving into the residence, a room inspection will be conducted in the presence of the student, and an inspection sheet will be signed by both parties. All residents will

also receive a welcome pack that includes the house rules, which must be signed before moving in. The house rules include:

1. No loud music or noise is permitted between 22:00 and 08:00 daily.
2. Guests will be permitted to access the common areas and only 2 visitors per student will be permitted in rooms.
3. The visitors cannot be entertained in the rooms.
4. No guests are allowed to stay overnight and must leave the premises by 22:00.
5. Visitors will be required to sign -in and out at reception
6. No parties or loud functions are permitted on-site.
7. No loud music is permitted in vehicles accessing the site or dropping off students.
8. No parking will be permitted on the verges.
9. All students must sign lease agreements, listing the above conditions as requirements for residency.
10. Students must not engage in behaviour detrimental to the well-being of other students in the residence.

When a student moves out of the residence, a room inspection will be conducted. Any damages will be deducted from the security deposit logged during the occupation.

The move-in/out process will be supervised by the House Manager at a time and date that does not impact other students and surrounding residents

To reduce the impact of the travel and mobility patterns associated with the proposed student residences, there is limited on-site parking provided for the student accommodation and the use of alternative public transport methods will be actively encouraged as the location of the proposed development site provides considerable opportunity for high pedestrian activity.

FIRE SAFETY AND EVACUATION PROCEDURES

Every room in the building will contain a set of fire safety and evacuation procedures. All students and staff will be briefed on the process before moving in. Fire safety equipment will be provided as per Fire Department requirements and maintained according to legal requirements.

SECURITY, SAFETY, AND INCIDENT REPORTING

The details of the appointed security company will be listed in each room for emergency contact reporting. A register will be provided to log incidents, which will be held by the House Manager.

GUEST RESPONSIBILITY - Students will be responsible for their guests' behaviour as defined in the house rules. COMPLAINTS PROCESS - The House Manager will maintain a register to log complaints for follow-up and resolution.

Students will be provided with information regarding personal safety and crime prevention measures within the welcome pack. Up-to-date information regarding safety issues will be provided to students throughout the year as appropriate.

SOCIAL BEHAVIOUR AND DISCIPLINE OF STUDENTS

The creation of a safe and enjoyable environment for student residents and the protection of the amenities of residents will be a priority for the developer. As such, owners will work closely with the residents to ensure that student behaviour does not impact other tenants or neighbouring residents. Residents will be encouraged to engage with owners in respect of any concerns they may have.

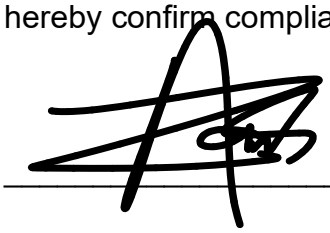
Student behaviour will be managed and closely monitored through their compliance with their lease agreement which they have signed and agreed to prior to moving into the student accommodation. The responsibilities of each student will be detailed in the welcome pack and lease agreement which must be signed by each student. The creation of noise nuisance will be particularly monitored and addressed.

DISCIPLINARY PROCESS

In the event of non-compliance with the house rules, a process of 2 verbal warnings followed by 1 written warning (with possible financial penalties) will be implemented. If the issue persists, accommodation will be terminated. This process will be included in the house rules, which all students will be required to sign.

DECLARATION

The property owners (Hongwane Nompumelelo Thuledu and Hongwane Zanele) hereby confirm compliance with this Student Accommodation Management Plan.



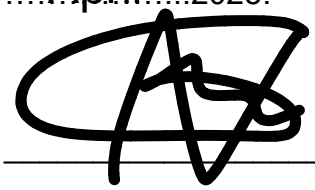
_____

[Signature of the registered property owner 1]

Name: Zanele Hongwane

Date: 13 April 2025

Signed at Durban ...on the 13 ...day of ....April.....2025.



_____

[Signature of the registered property owner 2]

Name: Nompumelelo Hongwane

Date: 13 April 2025

Signed at Durban ...on the 13 ...day of ....April.....2025

_____

COMMISSIONER OF OATH

SECTOR DEPARTMENTAL COMMENTS

ANNEXURE G: ENVIRONMENTAL HEALTH COMMENTS

ETHEKWINI MUNICIPALITY LAND DEVELOPMENT APPLICATION COMMENT SHEET

DEPARTMENT: Environmental Health

LUMS ENQUIRY NO: SAENQ202504140003/CS

COMMENTING DEPARTMENT REF:

ERF NO: ERF 7383 DURBAN

STREET ADDRESS: 294 ESTHER ROBERTS ROAD

ZONING OF SITE: Special Residential 400

APPLICATION: THE SPECIAL CONSENT TO OPERATE STUDENT ACCOMMODATION AND RELAXATION OF BUILDING LINES.

FREE ENTRY: YES ☐ **NO** ☒

PARKING PROVISIONS (To be completed)	REQUIRED	PROVIDED
	2	2

COMMENT	Date / Name / Signature / Contact No.
NO OBJECTION IN PRINCIPLE, SUBJECT TO COMPLIANCE WITH THE ACCOMMODATION ESTABLISHMENT BYLAWS AND THE TOBACCO CONTROL ACT. A MANAGEMENT PLAN MUST BE SUBMITTED TO THIS DEPARTMENT, DETAILING: DAILY PROCEDURES, HOUSE RULES, NOISE PREVENTION AND CONTROL, WASTE MANAGEMENT, MAINTENANCE, LAUNDRY FACILITIES & SMOKING POLICY.	Date: 23/05/2025 Name: Z. SIMELANE M. MAJOLI Signature: Contact No.: 0313113578
List any conditions that must be included in the decision	SHOULD NOISE, ODOUR OR SMOKE NUISANCE ARISE, REMEDIAL MEASURES MUST BE UNDERTAKEN IMMEDIATELY.

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

ANNEXURE H: SSPB COMMENTS

DEVELOPMENT PLANNING ENVIRONMENT & MANAGEMENT UNIT

Development Planning Department

Strategic Planning Branch

166 K E Masinga Road
Durban, 4001
P.O. Box 680, Durban, 4001
www.durban.gov.za
Enquiries: Ashena Ramloutan
Telephone No: 031 3117450

Our Reference: Central 1524
Enquiry Ref.: SAENQ202504140003/CS
Date: 26 May 2025

Mr. Lindinkosi Ngidi
Busane Development Consultancy (Pty-Ltd)
lindinkosi.ngidi@busanedc.co.za

Dear Mr. Ngidi

RE: PROPOSED SPECIAL CONSENT APPLICATION FOR A STUDENT RESIDENCE ON A SITE ZONED SPECIAL RESIDENTIAL 400 SITUATED ON ERF 7383 DURBAN, 294 ESTHER ROBERTS ROAD GLENWOOD, AND THE RELAXATION OF BUILDING LINES

Summary:
The abovementioned enquiry has been submitted by Lindinkosi Ngidi on behalf of the registered property owner, Hongwane Nompumelelo Thuledu. The subject site measures approximately 366m^2 and gains access off Esther Roberts Road. The site is occupied by a dwelling house that is currently used as a Student Accommodation Establishment. Furthermore, the subject site is in close proximity to educational institutions and transportation networks and the development is proposed to conform to the development parameters as applicable under the Special Residential 400 Zone.

Comment:
In terms of the Spatial Development Framework (SDF 2024/2025) and the Central Spatial Development Plan (CSDP 2014/2015), the area in question has been broadly identified for Residential purposes. However, is falls slightly outside the boundary of the Two Student Accommodation Precinct Plan for Howard College and Varsity Drive (2018-2019).

Notwithstanding the above, the location of the subject site in proximity to educational institutions and easy access to public transport, optimises it merits and ability to address the challenge that the University of KwaZulu-Natal (Howard College and Medical School Campus) is faced with to address the student accommodation demands.

Given this background and couple with the fact that an educational establishment which include the student residences is permitted via Special Consent in terms of the Central Sub-Planning Scheme under the subject zone, this branch submits **no objections** to this Special Consent proposal and request the applicant to obtain comments from the Head: ETA and support from the central LUMB office with regard to the proposed relaxation of building lines.

Spatial Development Framework / Council Approved Spatial Plans:
From a land use perspective, this proposal aligns with the intents of the Spatial Development Framework (2024-2025), the Central Spatial Development Plan (2014-2025).

Notwithstanding the above, this Branch's support of the enquiry is subject to the following:

1) This Branch's support is subject to the enquirer meeting all sector requirements.
2) This support should not be deemed to be an approval of the eThekwini Municipality.
3) This comment is based on the information made available to the Branch at the time of submission.
4) This Branch reserves the right to comment further should the need arise.

Yours faithfully,

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

ANNEXURE I: ETHEKWINI TRANSPORT AUTHORITY COMMENTS

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

23 May 2025
LUMS ref: SAENQ202504140003/CS
ETA ref: TE18465

Enquiries: Nompilo Cele
Email: nompilo.cele@durban.gov.za
Phone: 031 322 2878 / 078 209 3225

Busane Development Consultancy (Pty) Ltd
Email: lindinkosi.ngidi@busanedc.co.za

Attention: Lindinkosi Ngidi

Dear Sir / Madam

APPLICATION FOR THE PROPOSED SPECIAL CONSENT AND RELAXATION OF BUILDING LINES FOR THE STUDENT ACCOMMODATION ON ERF 7383 DURBAN LOCATED AT 294 ESTHER ROBERTS ROAD.

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

1. **Your** application is **Supported** subject to the following condition: -

a. The application for a special consent is supported for a student accommodation establishment that will accommodate a maximum of 12 students only.

2. Documents considered in the approval

2.1 Town Planning Motivational Report Revision, prepared by Busane Development Consultancy (Pty) Ltd, dated April 2025.
2.2 Previously approved building plan layout, Plan No. 0471-09-92-3, prepared by G. Fuini, dated 22 September 1992.

3. Key factors considered:

3.1 Development Proposal

a. Site area 366m^2 in extent.
b. The application site is currently zoned Special Residential 400.
c. The application site currently developed with a residential dwelling that is currently used as a Student Accommodation Establishment.
d. The applicant's intention for to allow for a Student Accommodation Establishment that can accommodate a maximum of 12 students.
e. The proposed development comprises a main dwelling house and an Ancillary Unit and Domestic Staff Accommodation.
f. The application further seeks to request the relaxation of the building line (Southwest, Southeast, and Northeast side) from 1 meter to nil to the accommodate the existing garage that will be converted to ancillary unit and existing domestic staff accommodation.

3.2 **Site Access**

a. Access to the site will be via the existing driveway off Esther Roberts Road.
b. Esther Roberts Road is a Class 4 road with City's Road networks with a surface road width measuring approximately 10m with a road reserve of approximately 20m wide.

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

3.3 Transport Infrastructure Requirements and Responsibility

a. NIL

3.4 Other Factors

a. The estimated vehicle trips generation for a weekday AM peak= 4, PM peak= 5 vehicle trips, Saturday, and Sunday Peak=2 vehicle trips.
b. The estimated trips that will be generated by the proposed development are below the threshold therefore no Traffic Impact Assessment (TIA) is required.
c. Parking bays required= 2, Parking bays provided=2, Land Use Management (LUMS) has confirmed the parking requirements.

4. General

a. All parking provisions will need to be accommodated onsite.
b. Parking must meet the minimum Town Planning Scheme requirements.

Yours faithfully

_____

For **Senior Manager: Traffic Engineering**
CC Town Planning – Planner (Nondumiso Khanyile)

ANNEXURE J: WASTE WATER COMMENTS

ETHEKWINI MUNICIPALITY LAND DEVELOPMENT APPLICATION COMMENT SHEET

DEPARTMENT: Waste Water

LUMS ENQUIRY NO: SAENQ202504140003/CS

COMMENTING DEPARTMENT REF:

ERF NO: ERF 7383 DURBAN

STREET ADDRESS: 294 ESTHER ROBERTS ROAD

ZONING OF SITE: Special Residential 400

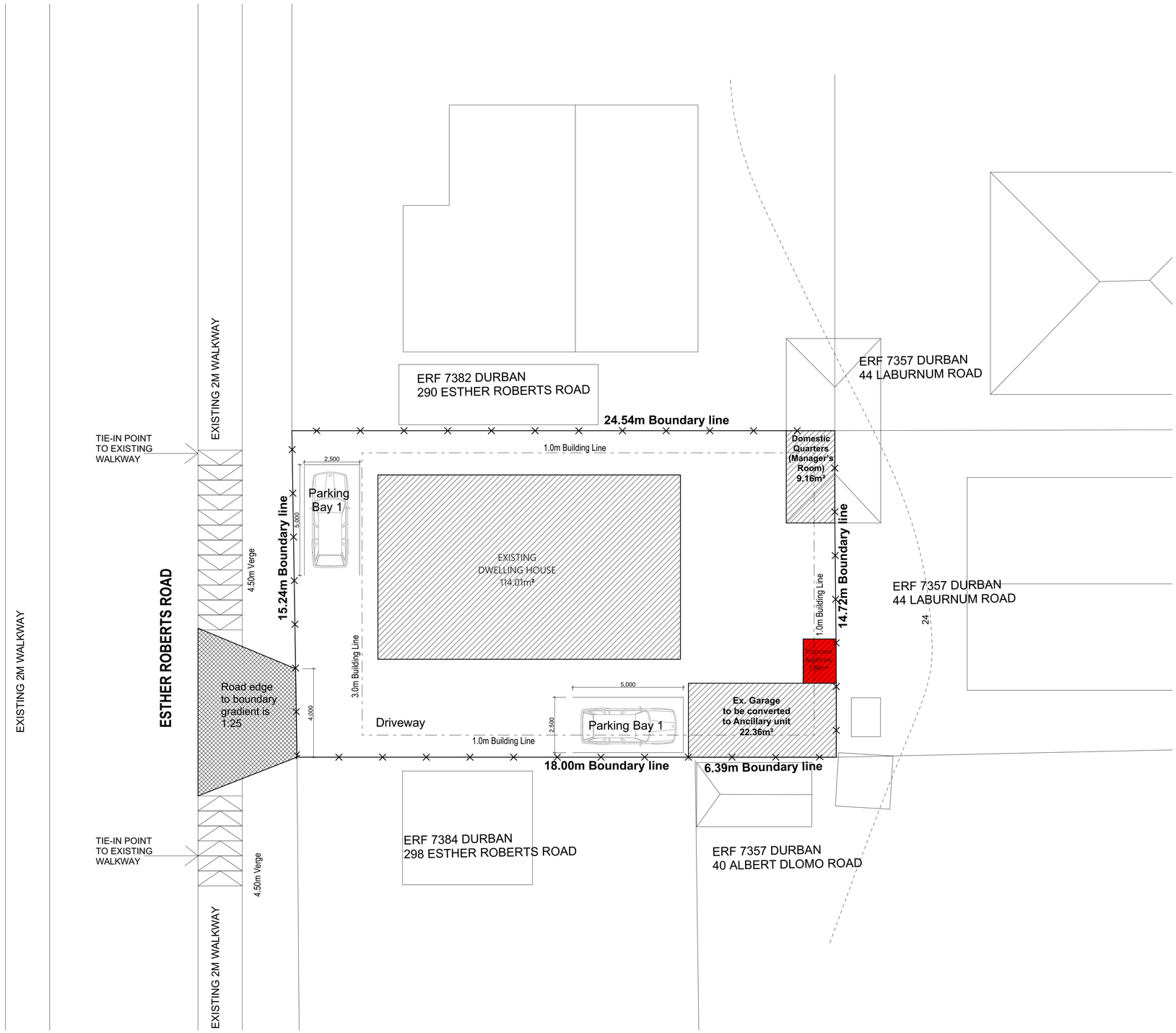
APPLICATION: THE SPECIAL CONSENT TO OPERATE STUDENT ACCOMMODATION AND RELAXATION OF BUILDING LINES.

FREE ENTRY: YES ☐ **NO** ☒

PARKING PROVISIONS (To be completed)	REQUIRED	PROVIDED
	2	2

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	19/05/25 **Name** **Signature** **Contact No.**
List any conditions that must be included in the decision	

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



SITE DEVELOPMENT PLAN
Scale 1: 100

GENERAL NOTES:

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ALL REINFORCED CONCRETE SLAB, FOUNDATION & RETAINING WALLS ARE TO BE BUILT STRICTLY IN ACCORDANCE WITH PROFESSIONAL ENGINEERS DETAIL AND UNDER HIS SUPERVISION .

ALL CIVIL WORK INCLUDING EARTHWORKS AND ACCESS ROADS TO ENGINEERS DETAILS AND SPECIFICATION AND UNDER HIS SUPERVISION

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THE ATTENTION OF THE OWNER IS DRAWN TO THE FACT THAT CHANGES TO THE PLAN AND/OR SPECIFICATION AFTER OFFICIAL APPROVAL IS LIKELY TO INVALIDATE THAT APPROVAL .

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6. ALL LEVELS ARE APPROXIMATE .
7. ALL WORK TO COMPLY WITH SANS 10400 (2010).

FIRE NOTES :

TO COMPLY WITH SANS 10400 PART T :

1. FIRE PERFORMANCE : 4.5
2. FIRE STABILITY OF STRUCTURAL ELEMENTS : 4.7
3. PROTECTION OF OPENINGS : 4.10
4. FLOOR COVERING : 4.14
5. WATER RETICULATION FOR FIRE FIGHTING PURPOSES : 4.33

DISCLAIMER NOTE:

In no event shall the Author Designers be liable to anyone for special, collateral, incidental or consequential damages in connection with or arising out of the use of this drawing. The drawing is intended as a general reference source , accuracy, currency, completeness and relevance for your purpose and you shall obtain only appropriate professional advice relevant to the particular circumstances to this project. You are encouraged to contact the author of this drawing If you have any questions regarding information hereon.

SCHEDULE OF AREAS

PROPERY DESCRIPTION : ERF 7383 DURBAN	
ZONING : Special Residential 400	
PROPERTY ADDRESS : 294 ESTHER ROBERTS ROAD	
SITE AREA	366m²
PERMITTED COVERAGE (30%)	183m²
EX. COVERAGE:MAIN DWELLING HOUSE	127.8m²
:EX. GARAGE TO BE CONVERTED TO ANCILLARY UNIT	22.36m²
: Domestic Quarters	9.16m²
PROP. COVERAGE : ENSUITE BATHROOM	2.98m²
PROPOSED TOTAL COVERAGE	**162.3m²**
HEIGHT IN STOREYS	2
PROPOSED HEIGHT IN STOREYS	2
BUILDING LINES	3,0m
SIDE & REAR SPACE	1m

PLUMBING NOTES:

1. ALL EXPOSED HOT WATER PIPING TO BE INSULATED WITH ISOVER 'SNAP ON PIPE ' GLASSWOOL INSULATION WITH A WALL THICKNESS OF 40mm PROVIDING A R -VALUE OF 1,19. INSTALLATION AS PER MANUFACTURER'S SPECIFICATIONS

2. KWIKOT WATER HEATER SPECIFICATION - DUAL 600 STANDARD 150 LITRE HIGH PRESSURE WATER HEATER COMPLETE WITH 600kPa PRESSURE CONTROL VALVE , 600kPa SAFETY VALVE , DRAIN COCK , VACUUM BREAKER AND DRIP TRAY . HEATER TO BE WRAPPED WITH ISOVER GLASSWOOL 'GEYSER BLANKET ' WITH A WALL THICKNESS OF 50mm PROVIDING A R -VALUE OF 1,28. INSTALLATION AS PER MANUFACTURER 'S SPECIFICATIONS .

3. HEAT PUMP - COBRA 3kW HEAT PUMP

4. ALL MATERIALS , PIPES , FITTINGS AND COMPONENTS USED SHALL BE ON THE JASWIC SCHEDULE OF APPROVED PRODUCTS .

5. ALL HDPE PIPE TO BE CLASS 12 .

6. ALL HOT & COLD WATER INSTALLATIONS TO COMPLY WITH SANS 10252 -1 .

LOCAL AUTHORITY STAMPS

ARCHITECT	PrArchT 555 91052	CLIENT	
DATE	07/04/2025	DATE	07/04/2025

PROJECT TITLE: PROPOSED ADDITIONS & ALTERATIONS TO EXISTING DWELLING HOUSE

CLIENT NAME	Z. Hongwane & NT. Hongwane
CADASTRAL REF	Erf 7383 Durban
STREET	294 Esther Roberts Road
CITY	Durban
ZIP CODE	4001
ZONING	Special Residential 400
OCCUPANCY	H4

DRAWING TITLE: SITE PLAN, WINDOW & DOOR SCHEDULE

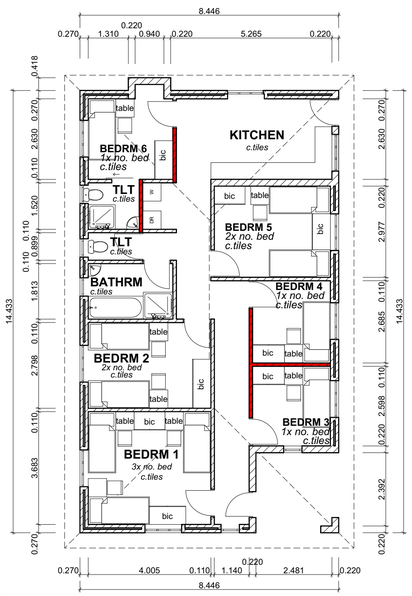
PROJECT NUMBER	STATUS	DRAWING NUMBER
RES-2025-04	SP	A_013

REVISIONS

REV	DATE	DESCRIPTION

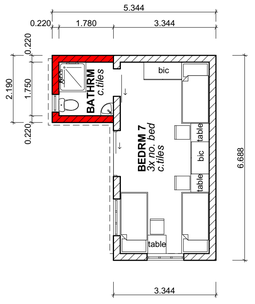
P = Preliminary SK = Sketch Design SP = Submission Plans
DP = Deviation Plan CD = Construction Drawing AB = As Built

DRAWN BY		DATE	07/04/2025
CHECKED BY		SCALE - SHEET	A/S
ISSUED BY		PAGE NO.	1 of 2



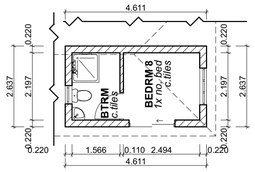
GROUND FLOOR PLAN MAIN HOUSE

Scale 1: 100



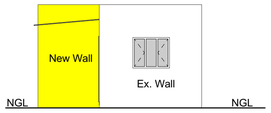
GROUND FLOOR PLAN ANCILLARY UNIT

Scale 1: 100



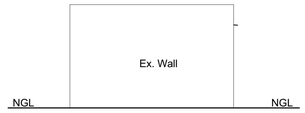
GROUND FLOOR PLAN DOMESTIC QUARTERS

Scale 1: 100



NORTH-WEST ELEVATION ANCILLARY UNIT

Scale 1: 100



SOUTH-EAST ELEVATION ANCILLARY UNIT

Scale 1: 100

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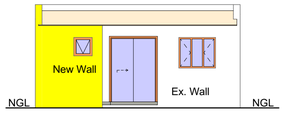
Scale 1: 100



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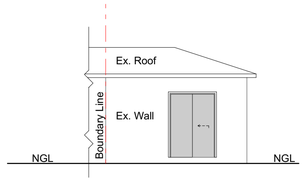

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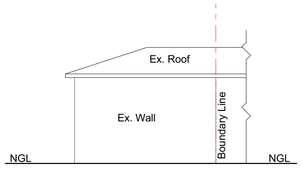

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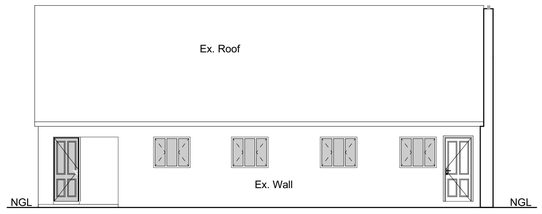
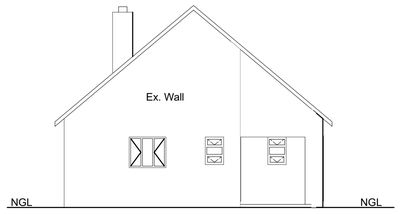
Scale 1: 100



SOUTH-EAST ELEVATION MAIN HOUSE

Scale 1: 100



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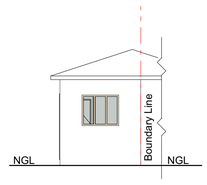

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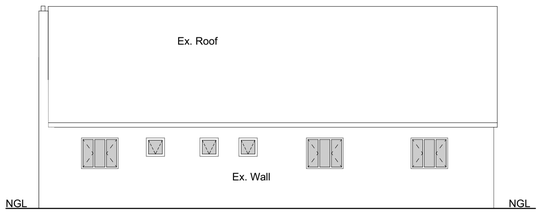

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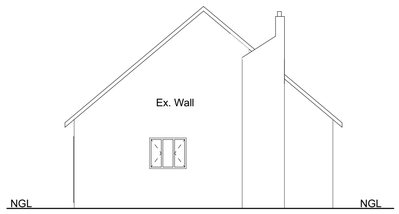

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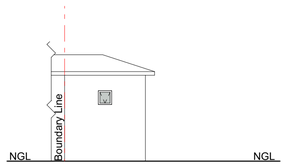

NORTH-EAST ELEVATION DOMESTIC QUARTERS

Scale 1: 100

HOT WATER SUPPLY

Classification Type : H4
Occupancy : 2 persons /bedroom

Type Of Hot Water Generation : Solar With Black -up Element
Hot Water Demand (SANS 10252 -1): 140l per day per person
Number of Bedrooms : 3 Bedrooms

Total Demand : 3 x 2 x 140 l = 840L
Hot Water Storage Capacity Required : 840l x50% = 420l (50%)

50% Hot Water Requirements To Be Provided By Non -Electrical Resistance or Fossil Fuels Such A Solar Geyser Or Heat Pumps
Internal DIA Of Hot Water Service Pipes Minimum Required
R-Value = 1 .0 Capacity- (Size of the Geyser) Maybe 420l

WATER CONNECTION NOTE:

- All Hot Water Connection To Run Above Ceiling & Hot Water Pipes Not Chased Into Walls , Encased Pipes To Be Insulated To Minimum R- Value Of 1 .
- 22 mm Diameter Pipe Feed To Geyser And Connect To Water Supply
- 15 mm Diameter Pipe Feed To Taps
- All Plumbing Works To Be Done by A Registered Plumber

WATER HEATER(GEYSER) NOTES:

cobra watertech evacuator tube solar collectors flush mounted a hot dipped galvanised mild steel flat roof angle stand , system include 150 litre cobra 400 dual slimline (code : gsl-150 /4) water heater complying with sans 151 :2002, overall size diameter x 1360mm long , connected to plumbing system manifold header with 22mm copper pipe and operating at with 400kpa cobra watertech pa 3.132 masterflo i pressure and expansion relief valve , cobra watertech pb1. temperature and pressure safety relief valve , 20mm draincock 22mm pipe work including two cobra watertech pb6 .303 vacuum breakers installed on hot and cold water supply , including geyser wise solar managment system . geyser to be installed horizontally in roof space with drip tray connected to 40mm overflow pipe taken out at eaves , all in accordance with sans 10254 connected to single phase electrical power supply with isolator away from connection on geyser .

PLUMBING NOTES:

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7. ALL WORK TO COMPLY WITH SANS 10400 (2010).

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TO COMPLY WITH SANS 10400 PART T :

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2. FIRE STABILITY OF STRUCTURAL ELEMENTS : 4.7
3. PROTECTION OF OPENINGS : 4.10
4. FLOOR COVERING : 4.14
5. WATER RETICULATION FOR FIRE FIGHTING PURPOSES : 4.33

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ALL RIGHTS RESERVED:

The Author reserves the right to revise this drawings as it sees fit You are encouraged to contact the author of this drawing to confirm this represents the latest revision

SCHEDULE OF AREAS

PROPERY DESCRIPTION	: ERF 7383 DURBAN
ZONING	: Special Residential 400
PROPERTY ADDRESS	: 294 ESTHER ROBERTS ROAD
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PROPOSED TOTAL COVERAGE	**162.3m²**
HEIGHT IN STOREYS	2
PROPOSED HEIGHT IN STOREYS	2
BUILDING LINES	3.0m
SIDE & REAR SPACE	1m

GENERAL DRAINAGE NOTES

1. ALL GULLY SURROUNDS AND MANHOLE COVERS ARE TO BE 75mm ABOVE GROUND LEVEL .

2. SEWER CONNECTIONS ARE TO BE EXPOSED PRIOR TO ANY COMMENCEMENT OF BUILDING WORK .

3. I.E.'S TO BE INCLUDED TO ALL BENDS AND JUNCTIONS .

4. ALL WASTE PIPES TO BE SABS APPROVED 50mm Ø uPvc. 1 WAY VENT VALVES TO BE PROVIDED TO HEADS OF DRAIN/S EXCEEDING 3 000mm FROM ANY SUCH SANITARYWARE FITTING TO VENT PIPE .

LOCAL AUTHORITY STAMPS

ARCHITECT	PrArchT 555 91052	CLIENT	
DATE	07/04/2025	DATE	07/04/2025

PROJECT TITLE	PROPOSED ADDITIONS & ALTERATIONS TO EXISTING DWELLING HOUSE
CLIENT NAME	Z. Hongwane & NT. Hongwane
CADASTRAL REF	Erf 7383 Durban
STREET	294 Esther Roberts Road
CITY	Durban
ZIP CODE	4001
ZONING	Special Residential 400
OCCUPANCY	H4
DRAWING TITLE	FLOOR PLA & ELEVATIONS

PROJECT NUMBER	STATUS	DRAWING NUMBER
RES-2025-04	SP	A_013

REVISIONS

REV.	DATE	DESCRIPTION

P = Preliminary SK = Sketch Design SP = Submission Plans
DP = Deviation Plan CD = Construction Drawing AB = As Built

DRAWN BY	BUSANE DEVELOPMENT CONSULTANCY	DATE	07/10/2025
CHECKED BY	BUSANE DEVELOPMENT CONSULTANCY	SCALE - SHEET	A/S
ISSUED BY	BUSANE DEVELOPMENT CONSULTANCY	PAGE NO	02 of 2