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NO PART OF THE DOCUMENTS PROVIDED BY THE MUNICIPALITY OR THE APPLICANT, MAY BE COPIED, REPRODUCED OR IN ANY FORM PUBLISHED OR USED IN A MANNER THAT WILL INFRINGE ON INTELLECTUAL PROPERTY RIGHTS OF THE APPLICANT.

20 MAY 2026

YOUR REF.:
OUR REF.: TPH26698

Tel: (012) 809 2229
E-mail: bea@tph.co.za

PO Box 11437
Silver Lakes
0054

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
THE STRATEGIC EXECUTIVE DIRECTOR:
CITY PLANNING, DEVELOPMENT AND REGIONAL SERVICES
PO BOX 3242
PRETORIA
0001**

Lombardy Corporate Park
Block B / Unit 13
Cole Rd
Shere
0084

ONLINE SUBMISSION

APPLICATION IN TERMS OF SECTION 16(2) OF THE TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024), FOR THE REMOVAL OF RESTRICTIVE CONDITIONS CONTAINED IN THE TITLE DEEDS OF ERF 3, REMAINING EXTENT OF ERF 532 AND ERF 589, LYNNWOOD MANOR

The registered owners of the above-mentioned properties instructed our office to submit an application with your Municipality for the removal of restrictive title deed conditions.

Kindly note that this application must be read simultaneously with the rezoning and consolidation applications submitted.

Attached for your attention is the following:

- ❖ Copy of this letter addressed to the Strategic Executive: City Planning and Development.
- ❖ Copy of payment of removal application to the amount of R910-00 being the application fees, PLUS R1 580-00 promulgation fee
- ❖ Copy of the completed and signed Schedule 33 form
- ❖ Copy of the application forms COT F/1, COT F/3 and the COT F/10 checklist
- ❖ Copy of the Power of Attorney and Company Resolution
- ❖ Copy of the Company Documentation / Proof of Members
- ❖ Copy of the motivational memorandum.
- ❖ Copy of the list of surrounding property owners.
- ❖ Copy of the locality plan.
- ❖ Copy of the registered Title Deeds.
- ❖ Copy of the bondholders Consent (Erf R/532).
- ❖ Copy of the zoning certificates.

We trust you find this in order.

Kind regards,



**B.E. FLETCHER (PR. PLN A/1202/2001)
THE TOWN PLANNING HUB CC**





Internet Banking
Standard Bank Centre
5 Simmonds Street, Johannesburg, 2001
P.O. Box 7725, Johannesburg, 2000
Telephone: 0860 123 000
International: +27 11 299 4701
Fax: +27 11 631 8550
Website: www.standardbank.co.za

Dear CITY OF TSHWANE (A)

We confirm that the following payment has been made into your account from Bea:

Reference number	4039835878
Beneficiary name	CITY OF TSHWANE (A)
Bank name	ABSA BANK
Beneficiary account number	XXXXXXXXXXXX8263
Beneficiary branch number	63200500
Beneficiary reference	LU63038800003REM
Amount	R2490.00
Payment date and time	2026-05-21 12h41

If you need more information or have any questions about this payment, please contact:

Bea

Payments to Standard Bank accounts may take up to one business day to reflect.
Payments to other banks may take up to three business days.

Please check your account to confirm you have received this payment.

Yours sincerely,
The Internet Banking Team

SCHEDULE 33

**DECLARATION FOR THE SUBMISSION OF A LAND DEVELOPMENT APPLICATION AS
CONTEMPLATED IN THIS BY-LAW READ WITH THE COT FORMS TO BE COMPLETED
TO BE ATTACHED TO COT: F/1**

PROPERTY INFORMATION

Complete this section for each property (make a separate copy for each property).

Township / Agricultural Holding / Farm	LYNNWOOD MANOR		
Erf/Plot/Farm No.	3	Portion (e.g. /R/1)	-
Ward	46		
Street name	DARLINGTON ROAD		
Street number	7	Planning Region	6

Township / Agricultural Holding / Farm	LYNNWOOD MANOR		
Erf/Plot/Farm No.	532	Portion (e.g. /R/1)	R
Ward	46		
Street name	OXFORD LANE		
Street number	6	Planning Region	6

Township / Agricultural Holding / Farm	LYNNWOOD MANOR		
Erf/Plot/Farm No.	589	Portion (e.g. /R/1)	-
Ward	46		
Street name	DARLINGTON ROAD		
Street number	5	Planning Region	6

The declaration as set out hereunder shall be signed or signed electronically with the submission of a land development application, as contemplated in the various sections in terms of this By-law, by the Applicant.

1. I, the assigned, hereby being the applicant described herein, declare that all the information I provide is true and correct.
2. I, hereby acknowledge and understand that the documents that accompany my land development application are those compulsory documents that are required for the purposes of a complete application in terms of the provisions of section 16(1)(b) and (c), read with the relevant Schedules for the specific application to this By-law and Regulation 14(1)(i) of the Regulations of the Act, as amended from time to time, as well as the applicable forms thereof.
3. I, hereby acknowledge and confirm that in terms of section 26 of this By-law I have made payment of the application fee as per the Council's approved charges and tariffs, which fee has been paid into the account of the Municipality, as directed by the Department responsible for Planning and Development, including providing a reference number as directed, failing which if it is found that the payment has not been made or incorrectly made, or the referencing for proof of payment is incorrect the application shall be regarded as incomplete and be rejected;
4. I, hereby acknowledge and understand that in terms of Regulation 14(1)(i) of the Regulations of the Act, read with section 16(1)(b) and (c) of this By-law, the electronic submission and the compulsory documents submitted as referred to above and the allocation of the electronic item number, in terms of section 16(1)(b) of this By-law, shall be regarded as confirmation that all the compulsory documents have been submitted.
5. I, hereby acknowledge that, should all the required documentation have been submitted, but it is incorrect or has not been submitted to the satisfaction of the Municipality, or it does not

comply with the requirements of the Municipality, the Municipality may elect not to consider the application as contemplated in section 16(1)(c) of this By-law and it may be rejected.

6. I, hereby acknowledge and understand that having successfully submitted the land development application in terms hereof, I shall be obliged to proceed with the public participation process within 28 days or such further period as the Municipality may allow in terms of the provisions of section 16(1)(f) of the By-law or any other relevant provision.
7. I, hereby acknowledge and understand that having undertaken public participation in terms of section 16(1)(f) of the By-law or any other relevant provision, I am obliged to provide proof of the public participation done, within 28 days, or such further period as the Municipality may allow, from the closing date of the period contemplated in section 16(1)(f) of the By-law.
8. I, hereby acknowledge and understand that the provisions of this By-law shall apply to all land development applications, including but not limited to the additional documentation or information that may be required by the Municipality for the purposes of considering the application and to take an informed decision on the application.
9. I, hereby acknowledge and understand that, should the application be found to be incomplete as a result of compulsory or additional documentation not having been submitted in a timely manner, the application may be rejected or deemed to be refused, whichever is applicable, without further consideration or refunding of the application fees as contemplated in section 26 of this By-law.
10. I, hereby acknowledge and understand that the provision of false or misleading information is an offence in terms of section 30 of this By-law.
11. I, acknowledge and understand that having submitted the application electronically or otherwise, I unconditionally give permission to the Municipality to communicate with me or give notices as may be required by the By-law, by means of e-mail correspondence to the e-mail address provided to the Municipality.
12. I, hereby confirm and agree that the e-mail address provided is my e-mail address for any communication that I will receive from the Municipality, and I confirm that I have control and management over this e-mail address.
13. Having confirmed that the e-mail address shall be used as the means of communication, I further acknowledge and confirm that the date on which e-mailed correspondence is sent by the Municipality is the date that will be used for the purposes of calculating any days in terms of the provision of the By-law or other legislation.
14. I, hereby acknowledge and understand that in corresponding with me, by means of an electronic system, electronic media or otherwise, any discussions, interpretation, support or advice given with regard to the policies of the Municipality, specifically including the Regionalized Spatial Development Frameworks and the By-law or related to a specific land development application, shall only be regarded as general remarks, *inter alia* due to the fact that there are interdependencies with other departments that must provide input and information on the application that may not be available. Therefore, such remarks shall not be binding on municipal officials, the Municipality or any decision-making body of the Municipality.
15. I, hereby acknowledge and understand that decisions on the interpretation of the policies, frameworks and legislation, and the consideration of land development applications remain within the sole preserve of the decision-making bodies of the Municipality and shall be dealt with, at the time, on the merits of the application before them.
16. I, hereby acknowledge and understand that by receiving the comments from engineering service departments, these comments may be subject to change and may result in conditions to be imposed as part of the consideration and/or approval of the land development application.
17. I, hereby acknowledge and understand that it is the duty of the applicant to attend to the comments from engineering service departments and to provide proof that he/she has done so, to the Municipality for purposes of considering the land development application.

18. I, hereby acknowledge and understand that the Municipality may contact the owner at any time regarding the land development application.
19. I, hereby acknowledge and understand that the Municipality will only be able to consider or evaluate the land development application when all information has been received, all comments have been submitted and all objections and responses have been exchanged, which will place the Municipality in a position to consider the application.
20. I, hereby acknowledge and understand that the time period for actions to be taken by the applicant with reference to Regulation 16(3) of the Regulations of the Act, shall not be calculated as part of the time period for the administrative phase of a land development application.
21. The person making the declaration shall provide a signature, capacity in which it is signed and date for purposes of completing the declaration or in the case of an electronic submission, confirm the content.

SIGNED ON THIS 20TH DAY OF MAY 2026 , in my capacity as TOWN PLANNER / APPLICANT

FULL NAME: BEATRIX ELIZABETH FLETCHER

SIGNATURE



(For physical submission if not as part of the electronic submission)

**APPLICATION FORM TO BE SUBMITTED FOR ANY APPLICATION AND/OR REQUEST WITH
THE APPLICANT AND OWNER DETAILS AS REQUIRED IN TERMS OF THE CITY OF
TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024)**

APPLICANT DETAILS			
Please indicate the type of applicant:			
Individual	<input type="checkbox"/>	Legal Entity / Other	<input checked="" type="checkbox"/>
Applicant Details: Individual			
Title	N/A		
Initial			
First Name(s)			
Surname			
Preferred Name			
ID Number			
Marital status if the owner is the applicant	Single/not married	<input type="checkbox"/>	In community of property <input type="checkbox"/>
	Out of community of property	<input type="checkbox"/>	
Applicant Details: Legal Entity / Other			
Name	THE TOWN PLANNING HUB CC		
Registration number	1999/010392/23		
Representative name	BEATRIX ELIZABETH FLETCHER		
Physical Address of the Applicant			
Physical Address (Work)			
Address Line 1 (street no.)	1		
Address Line 2 (street name)	COLE ROAD, LOMBARDY CORPORATE PARK		
Township	SHERE AH	Postal Code	0084
Specify City	PRETORIA		
Physical Address (Home)			
Address Line 1 (street no.)	N/A		
Address Line 2 (street name)			
Township		Postal Code	
Specify City			
Postal Address of the Applicant			
Postal Type	PO Box <input checked="" type="checkbox"/>	Physical Address (Home)	<input type="checkbox"/>
	Private Bag <input type="checkbox"/>	Physical Address (Work)	<input type="checkbox"/>
Postal Number	PO BOX 11437		
Township	SILVER LAKES	Postal Code	0054
Specify City	PRETORIA		
Communication Details of the Applicant			
E-Mail Address	bea@tph.co.za		
Cell Phone	082 807 2030		
Home Phone	N/A		


Work Phone	012 809 2229
Preferred method of communication – please indicate	Email

OWNER DETAILS			
Please indicate the type of applicant:			
Individual	<input type="checkbox"/>	Legal Entity / Other	<input checked="" type="checkbox"/>
Owner Details : Individual			
Title			
Initials			
First name			
Surname			
Preferred name			
ID Number			
Marital status	Single/not married <input type="checkbox"/>	In community of property	<input type="checkbox"/>
	Out of community of property	<input type="checkbox"/>	
Owner Details: Legal Entity/other			
Name	5 DARLINGTON ROAD CC		
Registration number	2001/037428/23		
Representative name	ANETTE BURDEN		
Physical Address of the Owner			
Physical Address (Work)			
Address Line 1 (street no.)	5		
Address Line 2 (street name)	DARLINGTON ROAD		
Township	LYNNWOOD MANOR	Postal Code	0001
Specify City	PRETORIA		
Physical Address (Home)			
Address Line 1 (street no.)			
Address Line 2 (street name)			
Township		Postal Code	
Specify City			
Postal Address of the Owner			
Postal Type	PO Box <input type="checkbox"/>	Physical Address (Home)	<input checked="" type="checkbox"/>
	Private Bag <input type="checkbox"/>	Physical Address (Work)	<input type="checkbox"/>
Postal Number	AS ABOVE		
Township		Postal Code	
City			
Communication Details of the Owner			
E-Mail Address	anette@casatoscana.co.za		
Cell Phone	082 787 6144		
Home Phone	N/A		

Work Phone	N/A
Preferred method of communication – please indicate	Email
FOR OFFICIAL USE	
Receipt Amount	
Receipt Number	
Payment Date	
Application Form Date	

I, **BEATRIX ELIZABETH FLETCHER** being the applicant described herein, declare that the above information is correct.

I, hereby confirm that I have signed and completed the declaration as contemplated in Schedule 33 to the City of Tshwane Land Use Management By-law, 2016 (Amended 2024) which is attached hereto and initialled by me for identification purposes.

SIGNATURE  DATE: 20 MAY 2026

APPLICATION FORM FOR A REMOVAL, AMENDMENT OR SUSPENSION OF TITLE CONDITIONS IN TERMS OF SECTION 16(2) OR CONSENT IN TERMS OF SECTION 16(2)(d) AND AS REQUIRED IN TERMS OF SCHEDULE 4 TO THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024)

PROPERTY INFORMATION

Complete this section for each property (make a separate copy for each property).

Township / Agricultural Holding / Farm	LYNNWOOD MANOR	Portion (e.g. /R1)	N/A
Erf/Plot/Farm No.	3		
Ward	46		
Street Name	Darlington Road		
Street Number	7	Planning Region	6
Land Use Scheme	Tshwane Land Use Scheme, 2024		
Adopted Annexure No.	N/A		
Adopted Zoning	Residential 1		
Property Size (m ²)	1983m ²		
Bond (Yes/No)	No		
If yes specify Bond Account No.	-		
Bondholder's Name(s)	-		
Existing Development	Casa Toscana Lodge		
Title Deed Number	T83714/2014		
Indicate the conditions to be removed or suspended in the Title Deed	<p>T83715/2014 (Erf 3) 1. 2.A.(a); 2.A.(b); 2.A.(c); 2.A.(d); 2.A.(e); 2.A.(f); 2.A.(g) 2.B.(a); 2.B.(b); 2.B.(c); 2.B.(c)(i); 2.B.(c)(ii); 2.B.(d); 2.B.(e); 2.B.(f) 2.D; 2.D.(i); 2.D.(ii)</p> <p>T66268/2017 (Erf R.532) A.; A.(i); C.(a); C.(b); C.(c); C.(d); C.(e); C.(f); C.(g); C.(j); C.(k); C.(l); C.(l)(i); C.(l)(ii); C.(m); C.(n); C.(o) D.; D.i; D.ii</p> <p>T74186/2025 (Erf 589) 1. 2.; 2.A.(a); 2.A.(b); 2.A.(c); 2.A.(d); 2.A.(e); 2.A.(f); 2.A.(g); 2.B.(a); 2.B.(b); 2.B.(c); 2.B.(c)(i); 2.B.(c)(ii); 2.B.(d); 2.B.(e); 2.B.(f) D.; D.(i); D.(ii)</p>		
Indicate the conditions to be amended in the Title Deed	N/A		
Indicate the conditions that Municipal Consent should be granted	N/A		
Indicate whether the property/ies is/are situated in a conservation area or has/have been included in a register of properties worthy of conservation		Yes	X No

PROPERTY INFORMATION

Complete this section for each property (make a separate copy for each property).

Township / Agricultural Holding / Farm	LYNNWOOD MANOR	Portion (e.g. /R1)	RE
Erf/Plot/Farm No.	532		
Ward	46		
Street Name	OXFORD LANE		
Street Number	6	Planning Region	6
Land Use Scheme	Tshwane Land Use Scheme, 2024		
Adopted Annexure No.	N/A		
Adopted Zoning	Residential 1		
Property Size (m ²)	2668m ²		
Bond (Yes/No)	Yes		
If yes specify Bond Account No.	530794691		
Bondholder's Name(s)	Standard Bank		
Existing Development	Casa Toscana Lodge		
Title Deed Number	T66268/2017		
Indicate the conditions to be removed or suspended in the Title Deed	<p>T83715/2014 (Erf 3) 1. 2.A.(a); 2.A.(b); 2.A.(c); 2.A.(d); 2.A.(e); 2.A.(f); 2.A.(g) 2.B.(a); 2.B.(b); 2.B.(c); 2.B.(c)(i); 2.B.(c)(ii); 2.B.(d); 2.B.(e); 2.B.(f) 2.D; 2.D.(i); 2.D.(ii)</p> <p>T66268/2017 (Erf R.532) A.; A.(i); C.(c); C.(b); C.(c); C.(d); C.(e); C.(f); C.(g); C.(j); C.(k); C.(l); C.(l)(i); C.(l)(ii); C.(m); C.(n); C.(o) D.; D.i; D.ii</p> <p>T74186/2025 (Erf 589) 1. 2.; 2.A.(a); 2.A.(b); 2.A.(c); 2.A.(d); 2.A.(e); 2.A.(f); 2.A.(g); 2.B.(a); 2.B.(b); 2.B.(c); 2.B.(c)(i); 2.B.(c)(ii); 2.B.(d); 2.B.(f) D.; D.(i); D.(ii)</p>		
Indicate the conditions to be amended in the Title Deed	N/A		
Indicate the conditions that Municipal Consent should be granted	N/A		
Indicate whether the property/ies is/are situated in a conservation area or has/have been included in a register of properties worthy of conservation		Yes	X No

PROPERTY INFORMATION

Complete this section for each property (make a separate copy for each property).

Township / Agricultural Holding / Farm	LYNNWOOD MANOR	Portion (e.g. /R1)	PART A	
Erf/Plot/Farm No.	589			
Ward	46			
Street Name	Darlington Road			
Street Number	5	Planning Region	6	
Land Use Scheme	Tshwane Land Use Scheme, 2024			
Adopted Annexure No.	T6140			
Adopted Zoning	"Special" for a Guest House and/or Dwelling Unit and a Cellular Tower			
Property Size (m ²)	4759m ²			
Bond (Yes/No)	No			
If yes specify Bond Account No.	-			
Bondholder's Name(s)	-			
Existing Development	Casa Toscana Lodge			
Title Deed Number	T74186/2025			
Indicate the conditions to be removed or suspended in the Title Deed	<p>T83715/2014 (Erf 3) 1. 2.A.(a); 2.A.(b); 2.A.(c); 2.A.(d); 2.A.(e); 2.A.(f); 2.A.(g) 2.B.(a); 2.B.(b); 2.B.(c); 2.B.(c)(i); 2.B.(c)(ii); 2.B.(d); 2.B.(e); 2.B.(f) 2.D; 2.D.(i); 2.D.(ii)</p> <p>T66268/2017 (Erf R.532) A.; A.(i); C.(c); C.(b); C.(c); C.(d); C.(e); C.(f); C.(g); C.(j); C.(k); C.(l); C.(l)(i); C.(l)(ii); C.(m); C.(n); C.(o) D.; D.i; D.ii</p> <p>T74186/2025 (Erf 589) 1. 2.; 2.A.(a); 2.A.(b); 2.A.(c); 2.A.(d); 2.A.(e); 2.A.(f); 2.A.(g); 2.B.(a); 2.B.(b); 2.B.(c); 2.B.(c)(i); 2.B.(c)(ii); 2.B.(d); 2.B.(f) D.; D.(i); D.(ii)</p>			
Indicate the conditions to be amended in the Title Deed	N/A			
Indicate the conditions that Municipal Consent should be granted	N/A			
Indicate whether the property/ies is/are situated in a conservation area or has/have been included in a register of properties worthy of conservation		Yes	X	No

Township / Agricultural Holding / Farm	LYNNWOOD MANOR	Portion (e.g. /R1)	PART B	
Erf/Plot/Farm No.	589			
Ward	46			
Street Name	Darlington Road			
Street Number	5	Planning Region	6	
Land Use Scheme	Tshwane Land Use Scheme, 2024			
Adopted Annexure No.	T9010			
Adopted Zoning	"Special" for a Conference Centre and Social Hall			
Property Size (m ²)	4759m ²			
Bond (Yes/No)	No			
If yes specify Bond Account No.	-			
Bondholder's Name(s)	-			
Existing Development	Casa Toscana Lodge			
Title Deed Number	T74186/2025			
Indicate the conditions to be removed or suspended in the Title Deed	<p>T83715/2014 (Erf 3) 1. 2.A.(a); 2.A.(b); 2.A.(c); 2.A.(d); 2.A.(e); 2.A.(f); 2.A.(g) 2.B.(a); 2.B.(b); 2.B.(c); 2.B.(c)(i); 2.B.(c)(ii); 2.B.(d); 2.B.(e); 2.B.(f) 2.D; 2.D.(i); 2.D.(ii)</p> <p>T66268/2017 (Erf R.532) A.; A.(i); C.(c); C.(b); C.(c); C.(d); C.(e); C.(f); C.(g); C.(j); C.(k); C.(l); C.(l)(i); C.(l)(ii); C.(m); C.(n); C.(o) D.; D.i; D.ii</p> <p>T74186/2025 (Erf 589) 1. 2.; 2.A.(a); 2.A.(b); 2.A.(c); 2.A.(d); 2.A.(e); 2.A.(f); 2.A.(g); 2.B.(a); 2.B.(b); 2.B.(c); 2.B.(c)(i); 2.B.(c)(ii); 2.B.(d); 2.B.(f) D.; D.(i); D.(ii)</p>			
Indicate the conditions to be amended in the Title Deed	N/A			
Indicate the conditions that Municipal Consent should be granted	N/A			
Indicate whether the property/ies is/are situated in a conservation area or has/have been included in a register of properties worthy of conservation		Yes	X	No

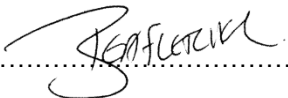
Township / Agricultural Holding / Farm	LYNNWOOD MANOR	Portion (e.g. /R1)	PART C
Erf/Plot/Farm No.	589		
Ward	46		
Street Name	Darlington Road		
Street Number	5	Planning Region	6
Land Use Scheme	Tshwane Land Use Scheme, 2024		
Adopted Annexure No.	N/A		
Adopted Zoning	Residential 1		
Property Size (m ²)	4759m ²		
Bond (Yes/No)	No		
If yes specify Bond Account No.	-		
Bondholder's Name(s)	-		
Existing Development	Casa Toscana Lodge		
Title Deed Number	T74186/2025		
Indicate the conditions to be removed or suspended in the Title Deed	<p>T83715/2014 (Erf 3) 1. 2.A.(a); 2.A.(b); 2.A.(c); 2.A.(d); 2.A.(e); 2.A.(f); 2.A.(g) 2.B.(a); 2.B.(b); 2.B.(c); 2.B.(c)(i); 2.B.(c)(ii); 2.B.(d); 2.B.(e); 2.B.(f) 2.D; 2.D.(i); 2.D.(ii)</p> <p>T66268/2017 (Erf R.532) A.; A.(i); C.(c); C.(b); C.(c); C.(d); C.(e); C.(f); C.(g); C.(j); C.(k); C.(l); C.(l)(i); C.(l)(ii); C.(m); C.(n); C.(o) D.; D.i; D.ii</p> <p>T74186/2025 (Erf 589) 1. 2.; 2.A.(a); 2.A.(b); 2.A.(c); 2.A.(d); 2.A.(e); 2.A.(f); 2.A.(g); 2.B.(a); 2.B.(b); 2.B.(c); 2.B.(c)(i); 2.B.(c)(ii); 2.B.(d); 2.B.(f) D.; D.(i); D.(ii)</p>		
Indicate the conditions to be amended in the Title Deed	N/A		
Indicate the conditions that Municipal Consent should be granted	N/A		
Indicate whether the property/ies is/are situated in a conservation area or has/have been included in a register of properties worthy of conservation		Yes	X No

REQUIRED DOCUMENTS

Proof of payment of application fees	X	Cover Letter	X	Motivating Memorandum	X
Power of Attorney	X	Company/Close Corporation/Trust resolution	N/A	Proof of Members of Company/ Close Corporation/Trust	N/A
Proof of Marital Status of the Owner	X	Bondholders Consent	X	Locality Plan	X
Registered Title Deed and/or notarial deed	X	Zoning certificate	X	List of adjoining owners	X
Form COT: F/1	X	Form COT: F/10	X	Site Plan	X

I, **BEATRIX ELIZABETH FLETCHER** being the applicant described herein, declare that the above information is correct.

I, hereby confirm that I have signed and completed the declaration as contemplated in Schedule 33 to the City of Tshwane Land Use Management By-law, 2016 (Amended 2024) which is attached hereto and initialled by me for identification purposes.

SIGNATURE  DATE: 20 MAY 2026

LIST OF ATTACHMENTS AND SUPPORTING DOCUMENTS REQUIRED IN TERMS OF THE SCHEDULES TO THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024) AS SUBMITTED BY THE APPLICANT AND CHECKLIST FOR MUNICIPAL USE

PROPERTY(IES) DESCRIPTION: ERF 3, REMAINDER OF ERF 532 AND ERF 589, LYNNWOOD MANOR

APPLICATION TYPE: APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS CONTAINED IN DEED OF TRANSFERS NO T83714/2014 (ERF 3) AND T66268/2017 (ERF R/532) AND T74186/2025 (ERF 589)

Checklist: to be completed by the Applicant				Checklist: for Official Use only		
YES	NO	ANNEXURE OR PAGE REFERENCE	DOCUMENT ATTACHED	YES	NO	NA
X			Proof of payment of the application fees			
X			Cover letter			
	X		Completed Application form of the relevant application (for Division of Township – per Division)			
X			Power of Attorney			
X			Company/ Close corporation/Trust resolution			
	X		Proof of Members of Company/Close Corporation/ Trust			
	X		In the instance of the owner being a company: CM 29 form			
	X		In the instance of a close corporation: CK 1 or 2 forms			
	X		In the instance of a Trust: Letter of appointment of the Trustees			
	X		Proof of marital status			
X			Bondholder's consent			
X			Motivational Memorandum			
X			List of adjoining owners with their names and full contact details, as well as a map indicating the locality of the adjoining owners			
	X		Draft annexure			
	X		Draft amendment scheme map			
	X		Statement of conditions			
X			Locality Plan			
	X		Land use plan			
	X		Zoning Plan			
	X		Site Plan			
	X		Township layout plan (for Division of Township – per Division)			
	X		Phasing plan superimposed on the original approved townships			
X			Zoning certificate			
X			Registered Title Deed and/or Notarial Deed			
	X		Township Name Reservation Letter			
	X		Conveyancer's Certificate (for Division of Township – per Division)			
	X		Land Surveyor Certificate (for Division of Township – per Division)			
	X		Proposed design/layout plan			

Checklist: to be completed by the Applicant				Checklist: for Official Use only		
YES	NO	ANNEXURE OR PAGE REFERENCE	DOCUMENT ATTACHED	YES	NO	NA
	X		Proposed subdivision plan			
	X		Proposed consolidation plan			
	X		Proposed simultaneous Subdivision and consolidation Plan			
	X		GDARD comments and/or declaration by an appointed environmental specialist on the NEMA process and/or EIA executive summary			
	X		Geotechnical Report in colour			
	X		Transport Impact Report in colour			
	X		Services availability report(s) (roads and stormwater) in colour			
	X		Services availability report(s) (water and sanitation) in colour			
	X		Services availability report(s) (electricity) in colour			
	X		Retail Study in colour			
	X		Architectural drawings/draft site development plans and Landscape Framework Plans			
	X		Noise Impact assessment			
X		In memo	List of conditions to be removed, amended or suspended in the Title Deed			
	X		Proof of submission of the application to the Department of Mineral Resources and Energy (DMRE) or compliance with section 54 of Act 28 of 2002			
	X		Approved conditions of Establishment			
	X		Proof of compliance with section 16(5)(b)(iv) of this By-law			
	X		Amended Township layout plan			
	X		Amended conditions of establishment			
	X		Amended draft amendment scheme annexure			
	X		Amended draft amendment scheme map			
	X		For extension of boundaries – the General Plan of the original township			
	X		For extension of boundaries – comments from the Surveyor-General on whether the new erf/erven can be inserted on the General Plan			
X			Form COT: F/1			
X			Application Form relevant to the application such as COT: F/2, COT: F/3, COT: F/4, COT: F/6, COT: F/7, COT: F/8 COT: F/9, COT: F/34, COT: F/36, COT: F/37, COT: F/38			
	X		Form COT: F/5 (for Division of Township – per Division)			
X			Form COT: F/10			
	X		Proof of engagement with Municipal Engineering Services departments Form COT: F/33			

I, **BEATRIX ELIZABETH FLETCHER** being the applicant described herein, declare that the above information is correct.

I, hereby confirm that I have signed and completed the declaration as contemplated in Schedule 33 to the City of Tshwane Land Use Management By-law, 2016 (Amended 2024) which is attached hereto and initialled by me for identification purposes.

A handwritten signature in black ink, appearing to read 'J. M. M. M.', written over a dotted line.

SIGNATURE

DATE: 20 MAY 2026

SPECIAL POWER OF ATTORNEY

We, the undersigned,

Andrew Skead Burden, with ID nr: 580515 502 708 6 and
Johanna Susanna Burden, with ID nr: 740415 0041 08 2

duly authorised by a resolution of the Members of **5 DARLINGTON ROAD CC (Registration Nr. 2001/037428/23)** do hereby nominate, constitute and appoint **BE FLETCHER (ID nr: 7505090058083)** of the firm **THE TOWN PLANNING HUB CC (Registration nr: 1999/010392/23)** and/or any employee of the Close Corporation with power of substitution, to be my lawful Agent in my name, place and stead, for rezoning and/or title amendment and/or consolidation and/or appeal in respect of the under-mentioned properties:

**ERF 3, LYNNWOOD MANOR
REMAINING EXTENT OF ERF 532, LYNNWOOD MANOR AND;
ERF 589, LYNNWOOD MANOR**

and to take all such steps, do all such acts, sign all such documents and appoint or involve all such persons as may be requisite or necessary in order to give effect to the powers hereby granted and, for effecting the aforesaid purposes, to do or cause to be done whatsoever shall be requisite, as fully and effectually, as I might or could do if personally present and acting herein - hereby ratifying, allowing and confirming all and whatsoever the said Agent shall lawfully do, or cause to be done.

The intention is to apply for the removal of restrictive Title Conditions, rezoning the properties to a Lodge as well as the consolidation of the properties.

Signed at Ph on this 13 day of April 2026, in the presence of the undersigned witnesses.

AS WITNESSES:

[Signature]

[Signature]

SIGNATORY:

[Signature]

AS BURDEN

JS BURDEN

RESOLUTION OF THE MEMBERS OF 5 DARLINGTON ROAD CC (Registration Nr. 2001/037428/23) HELD AT 13 APRIL ON THE DAY OF 2026

Decide:

That the lawful agent of the Company applies to the competent authority for rezoning and/or title amendment and/or consolidation and/or appeal in respect of the under-mentioned properties:

**ERF 3, LYNNWOOD MANOR
REMAINING EXTENT OF ERF 532, LYNNWOOD MANOR AND;
ERF 589, LYNNWOOD MANOR**

AND THAT:

ANDREW SKEAD BURDEN (ID NR: 580515 502 708 6)

OR

JOHANNA SUSANNA BURDEN (IN NR: 740415 0041 08 2)

being duly authorised thereto under and by virtue of a resolution of the Members of the Close Corporation to draft and sign all such documents, and in general to do all to execute this resolution.

The intention is to apply for the removal of restrictive Title Conditions, rezoning the properties to a Lodge as well as the consolidation of the properties.

CERTIFIED A TRUE COPY:


.....
AS BURDEN


.....
JS BURDEN



This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Companies and Intellectual Property Commission (CIPC).

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

SEARCH CRITERIA

Search Date	2026/01/15 10:22	Registration Number	200103742823
Reference	-	Information Source	COMPANIES AND INTELLECTUAL PROPERTY COMMISSION
Report Print Date	2026/01/15 10:22		

COMPANY SUMMARY

Name	5 DARLINGTON ROAD	Status	CONVERSION CO/CC OR CC/CO
Registration Number	2001/037428/23	Registration Date	2001/06/05

MEMBERS AND OTHER SUMMARY (5)

ACTIVE

Name	ID/Reg. Number	Type	Status
BURDEN, ANDREW SKEAD	5805155027086	MEMBER	ACTIVE
BURDEN, JOHANNA SUSANNA	7404150041082	MEMBER	ACTIVE

INACTIVE

Name	ID/Reg. Number	Type	Status
LA REY, KIM	7901280065089	MEMBER	RESIGNED
LA REY, WARREN RAYMOND	8109085112085	MEMBER	RESIGNED
MALEBYE, THIPE MASATHOLELA	7503041624083	MEMBER	RESIGNED

ACCOUNTING OFFICER SUMMARY (1)

H P BEATH

COMPANY INFORMATION

Enterprise Name	5 DARLINGTON ROAD	Status	CONVERSION CO/CC OR CC/CO
Registration Number	2001/037428/23	Enterprise Type	CLOSE CORPORATION
Tax Number	9329192141	Business Start Date	2001/06/05
Short Name	-	Registration Date	2001/06/05
Translated Name	-	Financial Year End	2

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Old Registration Number	-	Financial Effective Date	2001/06/05
Conv. Enterprise Number	K2025035776	CK Date Received	-
Region	GAUTENG	CK Date	-
Country	-	Date of Type	2001/06/05
Country of Origin	-		
Issued Shares	-		
Issued Capital	-		
Authorized Shares	-		
Authorized Capital	-		
Industry Code	9		
Industry	COMMUNITY, SOCIAL AND PERSONAL SERVICES		
Principal Business	TO OWN COMMODITIES, TO PRODUCE IT, TO MARKET IT AND TO TRADE THEREIN. TO RENT IT, TO IMPORT OR EXPORT IT AND TO SUPPLY RENTAL SERVICES OF P		
Registered Address	P O BOX 270 PERSEQUOR PARK 0020	Postal Address	5 DARLINGTON ROAD LYNNWOOD MANOR 0081

MEMBERS AND OTHER (5)			
BURDEN, ANDREW SKEAD			1 of 5 Members
Name	ANDREW SKEAD	Status	ACTIVE
Surname	BURDEN	Type	MEMBER
Initials	A S	Appointment Date	2003/09/15
ID/Passport Number	5805155027086	Resignation Date	-
Date of Birth	1958/05/15	Member Size (%)	50
Profession	-	Member Contribution (R)	50
Country of Residence	SOUTH AFRICA		
Residential Address	OXFORD LAAN 8 PRETORIA 0001		
Postal Address	P O BOX 6959 PRETORIA 0001		
BURDEN, JOHANNA SUSANNA			2 of 5 Members
Name	JOHANNA SUSANNA	Status	ACTIVE
Surname	BURDEN	Type	MEMBER
Initials	J S	Appointment Date	2003/09/15
ID/Passport Number	7404150041082	Resignation Date	-
Date of Birth	1974/04/15	Member Size (%)	50
Profession	-	Member Contribution (R)	50
Country of Residence	SOUTH AFRICA		
Residential Address	OXFORD LAAN 8 PRETORIA 0001		

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Postal Address	P O BOX 6959 PRETORIA 0001		
LA REY, KIM			3 of 5 Members
Name	KIM	Status	RESIGNED
Surname	LA REY	Type	MEMBER
Initials	K	Appointment Date	2001/06/05
ID/Passport Number	7901280065089	Resignation Date	2003/09/15
Date of Birth	1979/01/28	Member Size (%)	50
Profession	-	Member Contribution (R)	50
Country of Residence	-		
Residential Address	8 DIE WILGE JANINE AVENUE WILLOWS 0041		
Postal Address	P O BOX 71125 WILLOWS 0041		
LA REY, WARREN RAYMOND			4 of 5 Members
Name	WARREN RAYMOND	Status	RESIGNED
Surname	LA REY	Type	MEMBER
Initials	W R	Appointment Date	2001/06/05
ID/Passport Number	8109085112085	Resignation Date	2003/09/15
Date of Birth	1981/09/08	Member Size (%)	50
Profession	-	Member Contribution (R)	50
Country of Residence	-		
Residential Address	8 DIE WILGE JANINE AVENUE WILLOWS 0041		
Postal Address	P O BOX 71125 WILLOWS 0041		
MALEBYE, THIPE MASATHOLELA			5 of 5 Members
Name	THIPE MASATHOLELA	Status	RESIGNED
Surname	MALEBYE	Type	MEMBER
Initials	T M	Appointment Date	2005/01/10
ID/Passport Number	7503041624083	Resignation Date	2006/11/30
Date of Birth	1975/03/04	Member Size (%)	5
Profession	-	Member Contribution (R)	50
Country of Residence	-		
Residential Address	OXFORD LAAN 8 PRETORIA 0001		

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Postal Address	POSBUS 270 PERSEQUOR PARK 0020		
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REPRESENTATIVE TRUSTEES
No representative trustees to display

INTER VIVO TRUSTS
No inter vivo trusts to display

TESTAMENTARY TRUSTS
No testamentary trusts to display

OTHER TRUSTEES
No trustees to display

ACCOUNTING OFFICERS (1)			
H P BEATH			1 of 1 Accounting Officers
Profession Code	PA-SA	Postal address	P O BOX 1546 GROENKLOOF 0027
Profession Number	6759	Status	CURRENT
Registration entry date	-	Profession	ACC
Expiry date	-	Start date	-
Reference number	-	End date	2007/07/19
Fine letter	-	CM31 completed	-
Business address	-	CM31 received	-

CAPITAL INFORMATION
No capital information to display

HISTORY (43)	
Effective Date	Change Type
2025/01/14	CONVERSION CC/CO OR CO/CC (NO INFORMATION TO DISPLAY)
2024/06/11	CO/CC ANNUAL RETURN (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. :

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	5410036688)
2023/06/13	CO/CC ANNUAL RETURN (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 5388552427)
2022/07/05	CO/CC ANNUAL RETURN (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 5368812504)
2021/07/07	CO/CC ANNUAL RETURN (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 5348963657)
2020/06/12	CO/CC ANNUAL RETURN (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 5267483944)
2019/08/30	CO/CC ANNUAL RETURN (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 5202301600)
2018/08/29	CO/CC ANNUAL RETURN (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 5136009940)
2016/07/13	CO/CC ANNUAL RETURN (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 539117871)
2015/06/17	CO/CC ANNUAL RETURN (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 527314625)
2014/08/20	CO/CC ANNUAL RETURN (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 52638780)
2014/02/10	CO/CC ANNUAL RETURN (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 53826480)
2013/11/29	AR IN DEREGISTRATION (ANNUAL RETURN NON COMPLIANCE - IN PROCESS OF DEREGISTRATION LAST PAYMENT FOR AR YEAR/MONTH IS 2011/6.)
2011/07/04	CANCELLATION OF DEREGISTRATION PROCESS (ANNUAL RETURN NON COMPLIANCE - CANCELLATION OF DEREGISTRATION)
2007/07/19	NATURE OF BUSINESS CHANGE (SIC CODE) (9 TO OWN COMMODITIES, TO PRODUCE IT, TO MARKET IT AND TO TRADE THEREIN. TO RENT IT, TO IMPORT OR EXPORT IT AND TO SUPPLY RENTAL SERVICES OF PROPERTY AND MOTOR VEH)
2007/07/19	AUDITOR/ACC OFFICER CHANGE

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	(CHANGE RECORDNAME: = H P BEATHSTATUS: = CURRENT)
2007/07/19	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (CHANGE RECORD SURNAME: = BURDEN FIRST NAMES: = ANDREW SKEAD STATUS: = ACTIVE)
2007/07/19	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (CHANGE RECORD SURNAME: = BURDEN FIRST NAMES: = JOHANNA SUSANNA STATUS: = ACTIVE)
2006/11/30	NATURE OF BUSINESS CHANGE (SIC CODE) (64103)
2006/11/30	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (CHANGE RECORDSURNAME/INSTITIT : = BURDENFIRST NAMES : = ANDREW SKEADSTATUS : = ACTIVE)
2006/11/30	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (CHANGE RECORDSURNAME/INSTITIT : = BURDENFIRST NAMES : = JOHANNA SUSANNASTATUS : = ACTIVE)
2006/11/30	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (CHANGE RECORDSURNAME/INSTITIT : = MALEBYEFIRST NAMES : = THIPE MASATHOLELASTATUS : = RESIGNED)
2006/06/08	AUDITOR/ACC OFFICER CHANGE (CHANGE RECORDNAME: = H P BEATHSTATUS: = CURRENT)
2006/06/08	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (CHANGE RECORD SURNAME: = BURDEN FIRST NAMES: = ANDREW SKEAD STATUS: = ACTIVE)
2006/06/08	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (CHANGE RECORD SURNAME: = BURDEN FIRST NAMES: = JOHANNA SUSANNA STATUS: = ACTIVE)
2006/06/08	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (CHANGE RECORD SURNAME: = MALEBYE FIRST NAMES: = THIPE MASATHOLELA STATUS: = ACTIVE)
2006/06/08	REGISTERED ADDRESS CHANGE (5 DARLINGTON ROAD LYNNWOOD MANOR 0081)
2005/04/11	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (CHANGE RECORDSURNAME/INSTITIT : = MALEBYEFIRST NAMES : = THIPE MASATHOLELASTATUS : = ACTIVE)
2005/04/11	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (CHANGE RECORDSURNAME/INSTITIT : = BURDENFIRST NAMES : = JOHANNA SUSANNASTATUS : = ACTIVE)

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2005/04/11	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (CHANGE RECORDSURNAME/INSTITIT : = BURDENFIRST NAMES : = ANDREW SKEADSTATUS : = ACTIVE)
2005/04/11	NAME CHANGE (CASA TOSCANA LODGE)
2005/04/11	NATURE OF BUSINESS CHANGE (SIC CODE) (64)
2005/01/10	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (ADD RECORDSURNAME/INSTITIT : = MALEBYE FIRST NAMES : = THIPE MAKGATHOLELA STATUS : = ACTIVE)
2005/01/10	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (CHANGE RECORDSURNAME/INSTITIT : = BURDENFIRST NAMES : = JOHANNA SUSANNASTATUS : = ACTIVE)
2005/01/10	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (CHANGE RECORDSURNAME/INSTITIT : = BURDENFIRST NAMES : = ANDREW SKEADSTATUS : = ACTIVE)
2005/01/10	NATURE OF BUSINESS CHANGE (SIC CODE) (64)
2004/03/18	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (CHANGE RECORDSURNAME/INSTITIT : = BURDENFIRST NAMES : = JOHANNA SUSANNASTATUS : = ACTIVE)
2004/03/18	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (CHANGE RECORDSURNAME/INSTITIT : = BURDENFIRST NAMES : = ANDREW SKEADSTATUS : = ACTIVE)
2003/09/15	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (ADD RECORDSURNAME/INSTITIT : = BURDENFIRST NAMES : = JOHANNA SUSANNASTATUS : = ACTIVE)
2003/09/15	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (ADD RECORDSURNAME/INSTITIT : = BURDENFIRST NAMES : = ANDREW SKEADSTATUS : = ACTIVE)
2003/09/15	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (CHANGE RECORDSURNAME/INSTITIT : = LA REYFIRST NAMES : = WARREN RAYMONDSTATUS : = RESIGNED)
2003/09/15	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER (CHANGE RECORDSURNAME/INSTITIT : = LA REYFIRST NAMES : = KIMSTATUS : = RESIGNED)
2003/09/15	NAME CHANGE

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MOTIVATING MEMORANDUM

MOTIVATION IN SUPPORT OF THE APPLICATION IN TERMS OF SECTION 16(2) OF THE TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024) FOR THE REMOVAL OF RESTRICTIVE CONDITIONS CONTAINED IN THE TITLE DEEDS –
T83714/2014 (ERF 3, LYNNWOOD MANOR)
T66268/2017 (REMAINDER OF ERF 532, LYNNWOOD MANOR)
T74186/2025 (ERF 589, LYNNWOOD MANOR)

PREPARED FOR: CASA TOSCANA

BY: THE TOWN PLANNING HUB CC

Tel: (012) 809 2229
E-mail: bea@tph.co.za

PO Box 11437
Silver Lakes
0054

Lombardy Corporate Park
Block B, Unit 13
Cole Road, Shere
0084





INDEX

- 1. THE APPLICATION**

- 2. GENERAL INFORMATION**
 - 2.1 Local Authority
 - 2.2 Property Description
 - 2.3 Registered Owner
 - 2.4 Property Size
 - 2.5 Locality
 - 2.6 Existing Zoning
 - 2.7 Existing Land Use
 - 2.8 Deed of Transfer
 - 2.9 Bond

- 3. MOTIVATION**
 - 3.1 Background
 - 3.2. Removal of Restrictive Conditions
 - 3.3 Need and desirability
 - 3.3.1 Spatial Planning and Land Use Management Act, Act 16 of 2013 (SPLUMA)

- 4. CONCLUSION**



MOTIVATION IN SUPPORT OF THE APPLICATION IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024) FOR THE REMOVAL OF RESTRICTIVE CONDITIONS CONTAINED IN THE TITLE DEEDS:

T83714/2014 (ERF 3, LYNNWOOD MANOR)

T66268/2017 (REMAINDER OF ERF 532, LYNNWOOD MANOR)

T74186/2025 (ERF 589, LYNNWOOD MANOR)

1. THE APPLICATION

Application is made in terms of Section 16(2) of the Tshwane Land Use Management By-Law, 2016 (Amended 2024) for the removal of restrictive conditions contained in the Title Deeds:

T83714/2014 (ERF 3, LYNNWOOD MANOR)

T66268/2017 (REMAINDER OF ERF 532, LYNNWOOD MANOR)

T74186/2025 (ERF 589, LYNNWOOD MANOR)

The intention of the application is to remove restrictive Title Conditions in order to permit the rezoning of the properties to a Lodge.

It is further requested that additional “outdated” and “mundane” conditions contained within the Title Deed be removed.

This application must be read simultaneously with the application for rezoning as well as consolidation.

Note, due to the properties all being registered to the same entity and adjacent to each other, ONE application is being submitted.

2. GENERAL INFORMATION

2.1 Local Authority

City of Tshwane Metropolitan Municipality.

2.2 Property Description

- Erf 3, Lynnwood Manor
- Remainder of Erf 532, Lynnwood Manor
- Erf 589, Lynnwood Manor.

2.3 Registered Owner

The properties are registered in the name of 5 Darlington Road CC.

2.4 Property Size

- Erf 3, Lynnwood Manor measures 1983m² in extent
- Remainder of Erf 532, Lynnwood Manor measures 2668m² in extent
- Erf 589, Lynnwood Manor measures 4759m² in extent.

2.5 Locality

The application sites are located south of Darlington Road and east of Meiring Naude Road in Lynnwood Manor.

Please refer to the below aerials as well as the attached locality plan.



2.6 Existing Zoning

The properties are zoned as follows:

Property Description	Zoning
Erf 3 Lynnwood Manor	“Residential 1”
Erf 589 Lynnwood Manor (Part A)	“Special” for a guest house and/or one dwelling house and a cellular antenna
Erf 589 Lynnwood Manor (Part B)	“Special” for a conference centre and social hall
Erf 589 Lynnwood Manor (Part C)	“Residential 1”
Remainder of Erf 532 Lynnwood Manor	“Residential 1”



2.7 Existing Land Use

The existing Casa Toscana Lodge operates from the application sites.

2.8 Deed of Transfer

The properties are registered in the following title deeds:

Property Description	Deed of Transfer
Erf 3 Lynnwood Manor	T83714/2014
Erf 589 Lynnwood Manor	T74186/2025
Remainder of Erf 532 Lynnwood Manor	T66268/2017

2.9 Bond

The following bonds are registered over the properties:

Property Description	Bondholders
Erf 3 Lynnwood Manor	No bondholder
Erf 589 Lynnwood Manor	No bondholder
Remainder of Erf 532 Lynnwood Manor	Standard Bank

3. MOTIVATION

3.1 Background

Erf 589 is a newly registered consolidated Erf.

All 3 (three) properties make up the existing Casa Toscana Lodge. Since the purchase of the first property, Erf 570 (now consolidated Erf 589), the establishment has grown.

It is required to legalise the existing land uses by way of this application (removal of restrictive Title Conditions), rezoning of the properties (application has been submitted) as well as the consolidation of the properties.

3.2. Removal of Restrictive Conditions

The applicant accepts that the conditions of the title deed operate as controlling measures in favour of every single lot holder in an approved township. Accordingly, such conditions should not be lightly uplifted where it is unnecessary in the circumstances of the case to do so.

However, certain conditions of the title deed are often registered at a time that they are deemed necessary. Circumstances and time often overtake the efficiency of such conditions and render



them susceptible to alteration or upliftment. Development is one of the pressures that come to bear on such conditions of a title deed.

They can never be cast in stone and nor is it intended that they endure in perpetuity. To this end there has always been legislation in place enabling the upliftment of conditions of a title deed that either became redundant or which frustrate development.

Times have changed and so doing forcing land owners and developers alike to look at alternative means to do business within the city to provide jobs and housing to the continuous population growth of the city.

It is respectfully submitted that there should be no impediment to the Municipality granting the removal of the conditions contained in the said Title Deed.

We are applying to remove the following restrictive Conditions of Title:

T83715/2014 (Erf 3)

1.

2.A.(a); 2.A.(b); 2.A.(c); 2.A.(d); 2.A.(e); 2.A.(f); 2.A.(g)

2.B.(a); 2.B.(b); 2.B.(c); 2.B.(c)(i); 2.B.(c)(ii); 2.B.(d); 2.B.(e); 2.B.(f)

2.D; 2.D.(i); 2.D.(ii)

1. *SUBJECT to the following conditions as created Deed of Transfer No. 6817/1960, dated the 15th day of March, 1960: To the condition that the transferee and his successors in title to the property hereby transferred shall have no riparian rights to water from the Moreleta Spruit, but shall allow all water found therein to flow undisturbed.*
2. *SUBJECT to the following conditions as proclaimed in Administrators Proclamation No 27 dated the 17th day of January, 1962 :*
 - A. *(a) The applicant and other person or body of persons so authorized in writing by the Administrator, shall, for the purpose of securing the enforcement of these conditions and any other conditions referred to in Section fifty-six bis of Ordinance No. 11 of 1931, have the right and power to enter into and upon the erf at all reasonable times for the purpose of such inspection or inquiry as may be necessary to be made for the abovementioned purpose.*



The above condition is archaic and not relevant at this time.

- (b) *Plans and specifications of all buildings and of all alterations or additions thereto shall be submitted to the local authority whose approval, in writing, shall be obtained before the commencement of building operations. All buildings or alterations or additions thereto shall be completed within a reasonable time after commencement.*

This above condition is outdated and not relevant at this time. Building material for buildings is controlled by the relevant Building Regulations and Standards and also controlled by the local building office on submission of building plans.

- (c) *The elevational treatment of all buildings shall conform to good architecture so as not to interfere with the amenities of the neighbourhood.*

This above condition is outdated and not relevant at this time. Building material for buildings is controlled by the relevant Building Regulations and Standards and also controlled by the local building office on submission of building plans.

- (d) *Neither the owner nor any other person shall have the right save and except to prepare the erf for building purposes, to excavate therefrom any material without the written consent of the local authority.*

The above condition is archaic and not relevant at this time. All building plan approval is now under the jurisdiction of the Building Control Office of the City of Tshwane.

- (e) *No animal as defined in the Local Authorities Pounds Regulations shall be kept or stabled on the erf.*

The above condition is outdated and not relevant at this time. A Local Authority has been established. All land uses are controlled by the Tshwane Land Use Scheme, 2024 and regulations are in place for the keeping of animals that has to be adhered to by all residents of the City.



- (f) *No wood and/or iron buildings or buildings of unburnt clay-brick shall be erected on the erf.*

This above condition is outdated and not relevant at this time. Building material for buildings is controlled by the relevant Building Regulations and Standards and also controlled by the local building office on submission of building plans.

- (g) *Except with the written approval of the local authority and subject to such conditions as the local authority may impose, neither the owner nor any occupier of the erf shall sink and wells or boreholes thereon or abstract any subterranean water therefrom.*

This title condition is outdated and not relevant at this time. All boreholes are required to undertake a WULA and EIA as well as obtain a drilling permit from the Department Water & Sanitation.

- B. (a) *The erf shall be used for the erection of a dwelling-house only: provided that, with the consent of the Administrator after reference to the Board and the local authority a place of public worship or a place of instruction, social hall, institution, or other buildings appertaining to a residential area may be erected on the erf; provided further that the local authority may permit such other buildings a may be provided for in an approved townplanning scheme, subject to the conditions of the scheme under which the consent of the local authority is required.*

The above condition is outdated and not relevant at this time. A Local Authority has been established. All land uses are controlled by the Tshwane Land Use Scheme, 2024.

- (b) *Neither the owner nor any other person shall have the right to make or permit to be made upon the erf for any purpose whatsoever any bricks, tiles or earthenware pipes or other articles of a like nature.*



This above condition is outdated and not relevant at this time. Building material for buildings is controlled by the relevant Building Regulations and Standards and also controlled by the local building office on submission of building plans.

- (c) *Except for the consent of the Administrator who may prescribe such conditions as he may deem necessary, not more than one dwelling-house together with such outbuildings as are ordinarily required to be used in connection therewith shall be erected on the erf: Provided that if the erf is subdivided or it or any portion of it is consolidated with any other erf or portion of an erf this condition may with the consent of the Administrator be applied to each resulting portion or consolidated area.*
- (i) *The dwelling-house, exclusive of outbuildings, to be erected on the erf shall be of the value of not less than R6 000,00;*
- (ii) *The main building, which shall be a completed building and not one partly erected and intended for completion at a later date, shall be erected simultaneously with or before the erection of the outbuildings.*

The above condition is outdated and not relevant at this time. A Local Authority has been established. All land uses are controlled by the Tshwane Land Use Scheme, 2024.

- (d) *Buildings, including outbuildings, hereafter erected on the erf shall be located not less than 25 feet from the boundary thereof abutting on a street provided that the local authority may if it thinks fit permit the erection of buildings in front of the building line in the case of an erf abutting on two or more streets if compliance with the building line restriction would interfere with the reason development of the site.*

The above condition is outdated and not relevant at this time. A Local Authority has been established. All land uses are controlled by the Tshwane Land Use Scheme, 2024.



- (e) *If the erf is fenced, or otherwise enclosed, the fencing or other enclosing device shall be erected and maintained to the satisfaction of the local authority.*

The above condition is outdated and not relevant at this time. A Local Authority has been established. All land uses are controlled by the Tshwane Land Use Scheme, 2024.

- (f) *Except with the permission in writing of the local authority the roofs of all buildings erected on the erf shall be of tiles, shingles, slates, thatch or concrete.*

This above condition is outdated and not relevant at this time. Building material for buildings is controlled by the relevant Building Regulations and Standards and also controlled by the local building office on submission of building plans.

D. DEFINITIONS:

In the foregoing conditions the following terms shall have the meaning assigned to them :-

- (i) *“Applicant” means Central Securities (Proprietary) Limited, and its successor in title to the township.*
- (ii) *“Dwelling-house” means a house designed for use as a dwelling for a single family.*

T66268/2017 (Erf R.532)

A.; A.(i);

C.(a); C.(b); C.(c); C.(d); C.(e); C.(f); C.(g); C.(j); C.(k); C.(l); C.(l)(i); C.(l)(ii); C.(m); C.(n); C.(o)

D.; D.i; D.ii

- A. ONDERHEWIG aan die volgende voorwaardes geskep in Aktes van Transpor Nr T 6817/1960 gedateer 15 Maart 1960:**

- i “To the condition that the transferee and his successors in title to the property held hereunder shall have no riparian rights to water from the Moreletta Spruit, but shall allow all water found therein to flow undisturbed.”*



The above condition is archaic and not relevant at this time.

- C (a) *“The applicant and any other person or body of persons so authorise in writing by the Administrator shall, for the purpose of securing the enforcement of these conditions and any other conditions referred to in section fifty-six bis of Ordinance No. 11 of 1931, have the right and power to enter into upon the erf at all reasonable times for the purpose of such inspection or inquiry as may be necessary to be made for the abovementioned purpose.*

The above condition is archaic and not relevant at this time.

- (b) *Plans and specifications of all buildings and of all alterations or additions thereto shall be submitted to the local authority whose approval, in writing, shall be obtained before the commencement of building operations. All buildings or alterations or additions thereto shall be completed within a reasonable time after commencement.*

The above condition is archaic and not relevant at this time. All building plan approval is now under the jurisdiction of the Building Control Office of the City of Tshwane.

- (c) *The elevational treatment of all buildings shall conform top good architecture so as not to interfere with the amenities of the neighbourhood.*

The above condition is archaic and not relevant at this time. All building plan approval is now under the jurisdiction of the Building Control Office of the City of Tshwane as well as controlled by the Tshwane Land Use Scheme, 2024.

- (d) *Neither the owner nor any other person shall have the right save and except to prepare the erf for building purposes, to excavate therefrom any material without the written consent of the local authority.*



The above condition is archaic and not relevant at this time. All building plan approval is now under the jurisdiction of the Building Control Office of the City of Tshwane.

- (e) No animal as defined in the Local Authorities Pounds Regulations shall be kept or stables on the erf.*

The above condition is outdated and not relevant at this time. A Local Authority has been established. All land uses are controlled by the Tshwane Land Use Scheme, 2024 and regulations are in place for the keeping of animals that has to be adhered to by all residents of the City.

- (f) No wood and/or iron buildings of unburnt clay-brick shall be erected on the erf.*

This above condition is outdated and not relevant at this time. Building material for buildings is controlled by the relevant Building Regulations and Standards and also controlled by the local building office on submission of building plans.

- (g) Except with the written approval of the local Authority and subject to such conditions as the local authority may impose, neither the owner nor any occupier of the erf shall sink any wells or boreholes thereon or abstract any subterranean water therefrom.*

This title condition is outdated and not relevant at this time. All boreholes are required to undertake a WULA and EIA as well as obtain a drilling permit from the Department Water & Sanitation.

- (j) The erf shall be used for the erection of a dwelling-house only; provided that, with the consent of the Administrator after reference to the Board and the local authority a place of public worship or a place of instruction, social hall, institution, or other buildings appertaining to a residential area may be erected on the erf. Provided further that the local authority may permit such other buildings as may be provided for in an approved town planning scheme, subject to the conditions of the scheme under which consent of the local authority is required.*



The above condition is outdated and not relevant at this time. A Local Authority has been established. All land uses are controlled by the Tshwane Land Use Scheme, 2024.

- (k) Neither the owner no any other person shall have the right to make or permit to be made upon the erf for any purpose whatsoever any bricks, tiles or earthenware pipes or other articles of a like nature.*

This above condition is outdated and not relevant at this time. Building material for buildings is controlled by the relevant Building Regulations and Standards and also controlled by the local building office on submission of building plans.

- (l) Except with the consent of the Administrator who may prescribe such conditions as he may deem necessary, not more than one-dwelling-house together with such outbuildings as are ordinarily required to be used in connection therewith shall be erected on the erf; provided that if the erf is subdivided or it or any portion of it is consolidated with any other erf or portion of an erf, this condition may with the consent of the Administrator be applied to each resulting portion or consolidated area.*
- i. The dwelling house, exclusive of outbuildings to be erected on the erf shall be of the value of not less than R6 000-00.*
- ii The main buildings, which shall be a completed building, and not one partly erected and intended for completion at a later date, shall be erected simultaneously with or before the erection of the outbuildings.*

The above condition is outdated and not relevant at this time. A Local Authority has been established. All land uses are controlled by the Tshwane Land Use Scheme, 2024.

- (m) Buildings, including outbuildings, hereafter erected on the erf shall be located not less than 7,62 metres from the boundary thereof abutting on a street, provided that the local authority may if it thinks fit permit the erection*



of a buildings in front of the building line in the case of an erf abutting on two or more streets if compliance with the building line restriction would interfere with the reasonable development of the site.

The above condition is outdated and not relevant at this time. A Local Authority has been established. All land uses are controlled by the Tshwane Land Use Scheme, 2024.

(n) If the erf is fenced, or otherwise enclosed, the fencing or other enclosing device shall be erected and maintained to the satisfaction of the local authority.

The above condition is outdated and not relevant at this time. A Local Authority has been established. All land uses are controlled by the Tshwane Land Use Scheme, 2024.

(o) Except with the permission I writing of the local authority the roofs of all buildings erected on the erf shall be of tiles, shingles, slates, thatch or concrete.

This above condition is outdated and not relevant at this time. Building material for buildings is controlled by the relevant Building Regulations and Standards and also controlled by the local building office on submission of building plans.

D. DEFINITIONS

In the foregoing conditions the following terms shall have the meaning assigned to them:

- i "Applicant" means Central Securities (Proprietary) Limited, and its successors in title to the township.*
- ii "dwelling-house" means a house designed for use as a dwelling for single family.*

T74186/2025 (Erf 589)

- 1.
- 2.; 2.A.(a); 2.A.(b); 2.A.(c); 2.A.(d); 2.A.(e); 2.A.(f); 2.A.(g);
- 2.B.(a); 2.B.(b); 2.B.(c); 2.B.(c)(i); 2.B.(c)(ii); 2.B.(d); 2.B.(e), 2.B.(f)
- D.; D.(i); D.(ii)



1. *SUBJECT to the following conditions as created in Deed of Transfer No. 6817/1960, dated the 15th day of May 1960:*

To the condition that the transferee and his successors in title to the property hereby transferred shall have no riparian rights to water from the Moreleta Spruit, but shall allow all water found therein to flow undisturbed.

The above condition is archaic and not relevant at this time.

2. *SUBJECT to the following conditions as proclaimed in Administrator's Proclamation No. 27 dated the 17th day of January 1962:*

The above condition is archaic and not relevant at this time.

- A. (a) *The applicant and any other person or body of persons so authorised in writing by the Administrator, shall for the purpose of securing the enforcement of these conditions and other conditions referred to in section fifty-six of Ordinance No. 11 of 1931, have the right and power to enter into and upon the erf at all reasonable times for the purpose of such inspection or inquiry as may be necessary to be made for the abovementioned purpose.*

The above condition is archaic and not relevant at this time.

- (b) *Plans and specifications of all buildings and of all alterations or additions thereto shall be submitted to the local authority whose approval in writing, shall be obtained before the commencement of building operations. All buildings or alteration or additions thereto shall be completed within a reasonable time after commencement.*

The above condition is archaic and not relevant at this time. All building plan approval is now under the jurisdiction of the Building Control Office of the City of Tshwane.



- (c) *The elevational treatment of all buildings shall confirm to good architecture so as not to interfere with the amenities of the neighbourhood.*

The above condition is archaic and not relevant at this time. All building plan approval is now under the jurisdiction of the Building Control Office of the City of Tshwane as well as controlled by the Tshwane Land Use Scheme, 2024.

- (d) *Neither the owner nor any other person shall have the right, save and except to prepare the erf for building purposes, to excavate therefrom any material without the written consent of the local authority.*

The above condition is archaic and not relevant at this time. All building plan approval is now under the jurisdiction of the Building Control Office of the City of Tshwane.

- (e) *No animal as defined in the Local Authority Pounds Regulations shall be kept or stabled on the erf.*

The above condition is outdated and not relevant at this time. A Local Authority has been established. All land uses are controlled by the Tshwane Land Use Scheme, 2024 and regulations are in place for the keeping of animals that has to be adhered to by all residents of the City.

- (f) *No wood and/or iron building or buildings of unburnt clay-brick shall be erected on the erf.*

This above condition is outdated and not relevant at this time. Building material for buildings is controlled by the relevant Building Regulations and Standards and also controlled by the local building office on submission of building plans.

- (g) *Except with the written approval of the local authority and subject to such conditions as the local authority may impose, neither the owner nor any occupier of the erf shall sink any wells or boreholes thereon or abstract any subterranean water therefrom.*



This title condition is outdated and not relevant at this time. All boreholes are required to undertake a WULA and EIA as well as obtain a drilling permit from the Department Water & Sanitation.

- B. (a) *The erf shall be used for the erection of a dwelling-house only; provided that, with the consent of the Administrator after reference to the Board and the local authority, a place of public worship or a place of instruction, social hall, institution, social hall, institution, or other buildings appertaining to a residential area may be erected on the erf: Provided further that the local authority may permit such other buildings as may be provided for in any approved town planning scheme, subject to the conditions of the scheme under which the consent of the local authority is required.*

The above condition is outdated and not relevant at this time. A Local Authority has been established. All land uses are controlled by the Tshwane Land Use Scheme, 2024.

- (b) *Neither the owner nor any other person shall have the right to make or permit to be made upon the erf for any purpose whatsoever, any bricks, tiles or earthenware pipes or other articles of a like nature.*

This above condition is outdated and not relevant at this time. Building material for buildings is controlled by the relevant Building Regulations and Standards and also controlled by the local building office on submission of building plans.

- (c) *Except with the consent of the Administrator who may prescribe such conditions as he may deem necessary, not more than one dwelling-house together with such outbuildings as are ordinarily required to be used in connection therewith shall be erected on the erf, provided that if the erf is sub-divided or it or any portion of it is consolidated with any other erf or portion of an erf this condition may with the consent of the Administrator be applied to each resulting portion or consolidated area.*

- i The dwelling house, exclusive of the outbuildings, to be erected on the erf shall be of the value of not less than R6 000,00.*
- ii The main building, which shall be a completed building and not one partly erected and intended for completion at a later date, shall be erected simultaneously with or before the erection of the outbuildings.*

The above condition is outdated and not relevant at this time. A Local Authority has been established. All land uses are controlled by the Tshwane Land Use Scheme, 2024.

- (d) Buildings, including outbuildings, hereafter erected on the erf shall be located not less than 7,62 metres from the boundary thereof abutting on a street provided that the local authority may if it thinks fit, permit the erection of buildings in front of the building line in the case of an erf abutting on two or more streets if compliance with the building line restriction would interfere with the reasonable development of the site.*

The above condition is outdated and not relevant at this time. A Local Authority has been established. All land uses are controlled by the Tshwane Land Use Scheme, 2024.

- (e) If the erf is fenced, or otherwise enclosed, the fencing or other enclosing device shall be erected and maintained to the satisfaction of the local authority.*

The above condition is outdated and not relevant at this time. A Local Authority has been established. All land uses are controlled by the Tshwane Land Use Scheme, 2024.

- (f) Except with the permission in writing of the local authority, the roofs of all buildings erected on the erf shall be of tiles, shingles, slates, thatch, or concrete.*



This above condition is outdated and not relevant at this time. Building material for buildings is controlled by the relevant Building Regulations and Standards and also controlled by the local building office on submission of building plans.

D. DEFINITIONS

In the foregoing conditions the following terms shall have the meaning assigned to them:

- (i) *“Applicant” means Central Securities (Proprietary) Limited and its successors in title to the township;*
- (ii) *“Dwelling-house” means a house designed for use as a dwelling for a single family.*

3.3 Need and desirability

3.3.1 Spatial Planning and Land Use Management Act, Act 16 of 2013 (SPLUMA)

The recent introduction of the SPLUMA requires for all land development applications to comply and be motivated in accordance with same. This application complies with the objectives and development principles of SPLUMA which will be elaborated on further below.

Section 7

7. *The following principles apply to spatial planning, land development and land use management:*

(a) *The Principle of spatial justice, whereby –*

- (i) *Past spatial and other development imbalances must be redressed through improved access to and use of land;***
- (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 characterised by widespread poverty and deprivation;***
- (iii) *Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantages communities and persons;***
- (iv) *Land use management systems must include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homeland areas;***
- (v) *Land development procedures must include provisions that accommodate access to secure tenure and the incremental upgrading of informal areas; and***

- (vi) ***A Municipal Planning Tribunal considering an application before it may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land of property is affected by the outcome of the application;***

The removal of restrictive title deed conditions will have no impact on the principle of spatial justice, as it does not alter the fundamental objectives of redressing past spatial imbalances or ensuring equitable access to land. The removal of such conditions simply eliminates outdated or unnecessary barriers, while spatial justice remains focused on addressing historical inequalities and promoting inclusion. All land development and management processes will continue to be guided by policies and frameworks, with a particular emphasis on supporting disadvantaged communities and areas previously excluded from formal planning processes. Therefore, the action of removing restrictive conditions does not interfere with the broader goals of spatial justice.

(b) The principle of spatial sustainability, whereby spatial planning and land use management systems must –

- (i) ***Promote land development that is within the fiscal, institutional and administrative means of the Republic;***
- (ii) ***Ensure that special consideration is given to the protection of prime and unique agricultural land;***
- (iii) ***Uphold consistency of land use measures in accordance with environmental management instruments;***
- (iv) ***Promote and stimulate the effective and equitable functioning of land markets;***
- (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 communities that are viable;***

The removal of restrictive title deed conditions will have no bearing on the principle of spatial sustainability, as such removal does not alter the broader spatial planning objectives or undermine the intent of sustainable land use management. All land development applications will remain subject to applicable planning legislation, policies, and frameworks that ensure compliance with spatial sustainability principles, including environmental considerations, infrastructure capacity, and strategic location. Therefore, the deletion of these conditions merely removes outdated or duplicative restrictions, without affecting the substantive spatial planning outcomes intended by legislation such as SPLUMA.

(c) The principle of efficiency, whereby –

- (i) ***Land development optimises the use of existing resources and infrastructure;***

- (ii) **Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts; and**
- (iii) **Development application procedures are efficient and streamlined and timeframes are adhered to by all parties;**

The removal of restrictive title conditions directly supports the principle of efficiency by enabling land development that makes optimal use of existing infrastructure and resources, free from outdated or unnecessary constraints. Eliminating these restrictions facilitates more streamlined decision-making, reduces potential legal or procedural delays, and minimises negative financial and administrative impacts on all stakeholders.

- (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; and**

The removal of the restrictive title conditions will not have a negative impact on the principle of spatial resilience. On the contrary, it will enhance the flexibility of land use planning and enable the site to respond more effectively to changing economic, environmental, and social conditions. By eliminating outdated limitations, the land can be utilised in a manner that supports sustainable livelihoods and aligns with contemporary planning objectives. This promotes adaptive land use management and ensures that the area remains responsive and resilient to future shocks or pressures.

- (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 embodied in this Act;**
- (ii) **All government departments must provide their sector inputs and comply with any prescribed requirements during the preparation or amendment of spatial development frameworks;**
- (iii) **The requirements of any law relating to land development frameworks;**
- (iv) **The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them; and**
- (v) **Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.”**

The removal of restrictive title conditions is directly relevant to the principle of good administration, as it promotes alignment between private land rights and publicly adopted spatial planning and land use management systems. By eliminating outdated or inconsistent conditions, the process supports integrated governance across all spheres of government and ensures that land development occurs within a clear and consistent legal framework. When carried out transparently and with proper public participation, the removal procedure upholds the values of inclusivity, accountability, and legal certainty. This empowers stakeholders by



simplifying regulatory processes and reinforcing the integrity of the spatial planning system as envisaged in the Spatial Planning and Land Use Management Act (SPLUMA).

Section 42

42.(1) In considering and deciding an application a Municipal Planning Tribunal must-

(c) take into account-

- (i) the public interest;**
- (ii) the constitutional and transformation imperatives and the related duties of the State;**
- (iii) the facts and circumstances relevant to the application;**
- (iv) the respective rights and obligations of all those affected;**
- (v) the state and impact of engineering services, social infrastructure and open space requirements; and**
- (vi) the effect of the land development application on the environment.**

This application adheres to the aforementioned in so far as:

- Public interest:
The public interest is not affected by this application for the removal of restrictive Title Conditions.
- Constitutional and transformation imperatives and the related duties of the State:
The conditions requested to be removed do not have any bearing related to the duties of the State.
- Facts and circumstances relevant to the application:
As mentioned above, the registered land owners wish to have approved As-Built plans approved by the City of Tshwane, there are restrictive Title Conditions which are prohibiting the approval of the plans.
- Respective rights and obligation of all those affected:
The application will be duly advertised, and anyone aggrieved by the application will be allowed the opportunity to give their grievances thereto. All surrounding property owners will be notified of the application.
- State and impact of engineering services, social infrastructure and open space requirements:
This point can be seen as omissible, as the application is applying for the removal of restrictive conditions contained with the Title Deeds.



- The effect of the land development application on the environment:
This point can be seen as omissible as the application sites are developed and used in accordance with the conditions in the title deed. No sensitive environmental areas will be affected.

In general, the rights of the surrounding property owners will be taken into account. The required advertising will take place timeously. The required letters will be sent out to the surrounding property owners where after our office will remain open for any discussion and input from the affected parties in terms of development controls and design of the buildings.

4. CONCLUSION

Application is made in terms of Section 16(2) of the Tshwane Land Use Management By-Law, 2016 (Amended 2024) for the removal of restrictive conditions contained in the Title Deeds of Erf 3, Remainder of Erf 532 and Erf 589, Lynnwood Manor.

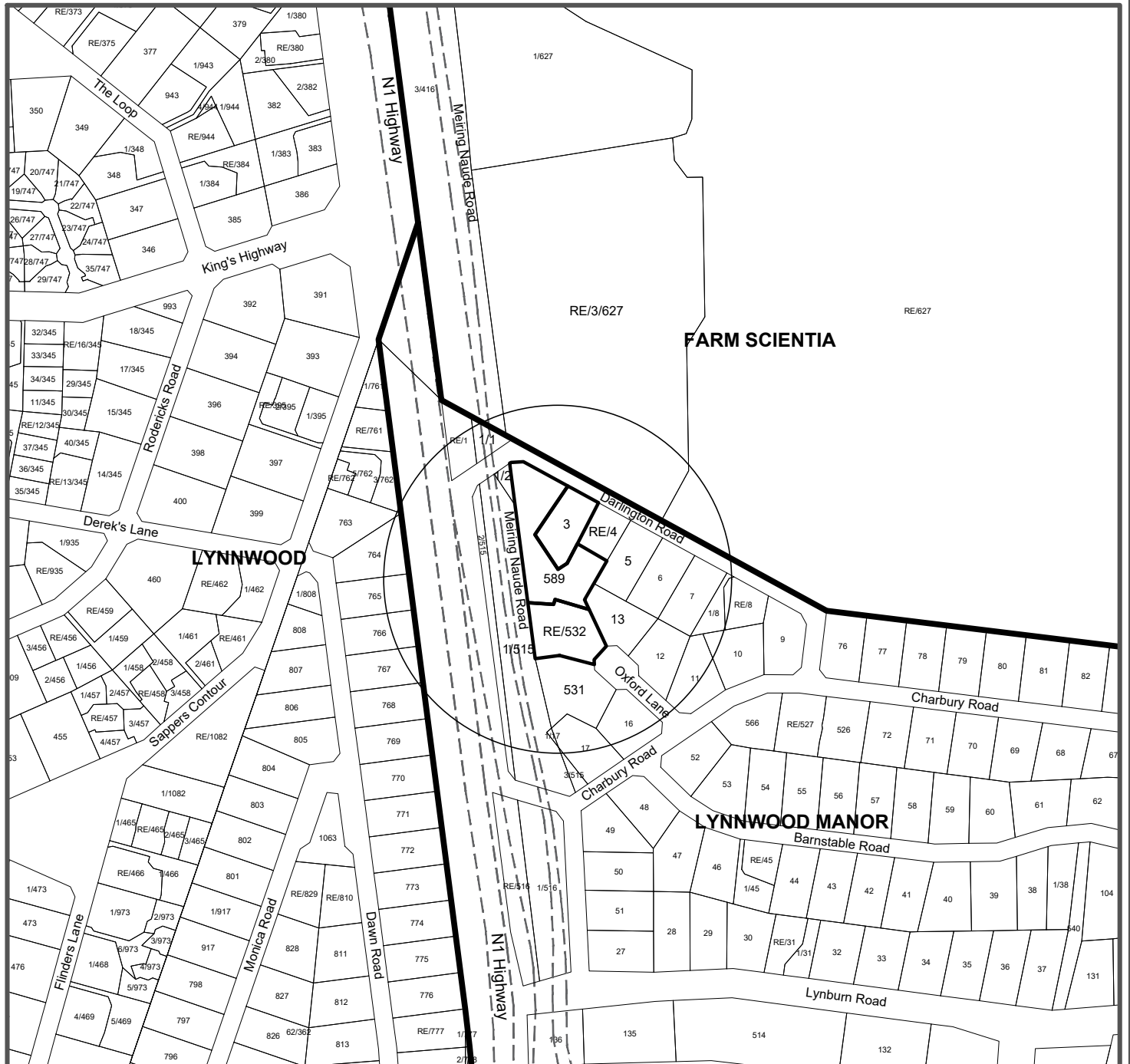
The Municipality's approval of this application will be appreciated.

LIST OF SURROUNDING PROPERTIES – ERF 570, ERF 3, PORTION 1 OF ERF 4 AND REMAINDER OF ERF 532 LYNNWOOD MANOR

BURDEN JOHANNA SUSANNA (ERF 13 LYNNWOOD MANOR)	BURDEN JOHANNA SUSANNA PER E-MAIL ANETTE@CASATOSCANA.CO.ZA
DARLING 5 SECTIONAL SCHEME (ERF 5 LYNNWOOD MANOR)	DARLING 5 SECTIONAL SCHEME 11A DARLINGTON ROAD LYNNWOOD MANOR PRETORIA 0081
DARLING 5 SECTIONAL SCHEME (ERF 5 LYNNWOOD MANOR)	DARLING 5 SECTIONAL SCHEME 11B DARLINGTON ROAD LYNNWOOD MANOR PRETORIA 0081
CITY OF TSHWANE METROPOLITAN MUNICIPALITY (PORTION 1 OF ERF 515 LYNNWOOD MANOR)	CITY OF TSHWANE METROPOLITAN MUNICIPALITY PO BOX 3242 PRETORIA 0001
STALS ESTHER (REMAINDER OF ERF 4 LYNNWOOD MANOR)	STALS ESTHER PER E-MAIL ESTHER.S@DELBERG.CO.ZA
TERBLANCHE MARINDA JACOMINA (ERF 531 LYNNWOOD MANOR)	TERBLANCHE MARINDA JACOMINA 4 OXFORD LANE LYNNWOOD MANOR PRETORIA 0081
CITY OF TSHWANE METROPOLITAN MUNICIPALITY (PORTION 1 OF ERF 2 LYNNWOOD MANOR)	CITY OF TSHWANE METROPOLITAN MUNICIPALITY PO BOX 3242 PRETORIA 0001
NATIONAL GOVERNMENT OF THE REPUBLIC OF SOUTH AFRICA (PORTION 3 OF THE FARM SCIENTIA 627JR)	NATIONAL GOVERNMENT OF THE REPUBLIC OF SOUTH AFRICA DEPARTMENT OF PUBLIC WORKS THE DIRECTOR: TOWN PLANNING SERVICES PRIVATE BAG X65 PRETORIA 0001
SOUTH AFRICAN NATIONAL ROADS AGENCY LTD (PORTION 1 OF ERF 1, LYNNWOOD MANOR)	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD PRIVATE BAG X17 LYNNWOOD RIDGE 0040

LOCALITY PLAN

Erf 3, Remainder of Erf 532 and Erf 589,
Lynnwood Manor



-  The Site
-  Township Boundary
-  Road
-  Railway
-  Railway Station

PO BOX 11437
SILVER LAKES
0054
TEL: (012) 809 2229


 Scale 1:5000

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changing landscapes

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Prepared by me

Tel: 425-3400
HP/2035895


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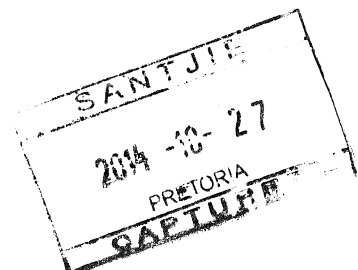
BE IT HEREBY MADE KNOWN THAT

LENSKA CECILIA KOEKEMOER

appeared before me, REGISTRAR OF DEEDS at Pretoria, he the said Appearer being duly authorised thereto by a Special Power of Attorney signed at PRETORIA on 1 SEPTEMBER 2014 and granted to her by

1. **The Executor in the Estate Late
OCKERT ALMERO VAN DER STOEP
Number 22579/2014**

and
2. **MARIA ELIZABETH VAN DER STOEP
Identity Number : 360226 0051 08 1
Unmarried
In her capacity as surviving spouse**



And the said appearer declared that his said principal had truly and legally sold on 12 August 2014 and that he the said appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

5 DARLINGTON ROAD CC
Registration Number : 2001/037428/23

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

ERF 3 LYNNWOOD MANOR TOWNSHIP
REGISTRATION DIVISION : J.R. PROVINCE OF GAUTENG

MEASURING : 1983 (One Thousand Nine Hundred and Eighty Three)
SQUARE METERS

FIRST TRANSFERRED and still held by Deed of Transfer T10963/1962 with General Plan S.G. No A515/61 relating thereto

SUBJECT to the following conditions as created in Deed of Transfer No. T6817/1960, dated the 15th day of March, 1960 :

1. SUBJECT to the following conditions as created in Deed of Transfer No. 6817/1960, dated the 15th day of March, 1960:
To the condition that the transferee and his successors in title to the property hereby transferred shall have no riparian rights to water from the Moreleta Spruit, but shall allow all water found therein to flow undisturbed.
2. SUBJECT to the following conditions as proclaimed in Administrators Proclamation No 27 dated the 17th day of January, 1962 :

- A**
- (a) The applicant and any other person or body of persons so authorised in writing by the Administrator, shall, for the purpose of securing the enforcement of these conditions and any other conditions referred to in Section fifty-six bis of Ordinance No. 11 of 1931, have the right and power to enter into and upon the erf at all reasonable times for the purpose of such inspection or inquiry as may be necessary to be made for the abovementioned purpose.
 - (b) Plans and specifications of all buildings and of all alterations or additions thereto shall be submitted to the local authority

whose approval, in writing, shall be obtained before the commencement of building operations. All buildings or alterations or additions thereto shall be completed within a reasonable time after commencement.

- (c) The elevational treatment of all buildings shall conform to good architecture so as not to interfere with the amenities of the neighbourhood.
- (d) Neither the owner nor any other person shall have the right save and except to prepare the erf for building purposes, to excavate therefrom any material without the written consent of the local authority.
- (e) No animal as defined in the Local Authorities Pounds Regulations shall be kept or stabled on the erf.
- (f) No wood and/or iron buildings or buildings of unburnt clay-brick shall be erected on the erf.
- (g) Except with the written approval of the local authority and subject to such conditions as the local authority may impose, neither the owner nor any occupier of the erf shall sink any wells or boreholes thereon or abstract any subterranean water therefrom.
- (h) Where, in the opinion of the local authority, it is impracticable for stormwater to be drained from higher lying erven direct to a public street the owner of the erf shall be obliged to accept and/or permit the passage over the erf of such stormwater: provided that the owners of any higher lying erven, the stormwater from which is discharged over any lower lying erf, shall be liable to pay a proportionate share of the cost of any pipe line or drain which the owner of such lower lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf.



- (i) The owner of the erf shall be obliged to receive the material necessary to give a proper support and slope to earthworks adjacent to the street frontage if such erf be below the level of the adjoining street and if the erf be above the level of the adjoining street, he shall similarly permit a safe slope to the street cutting unless in either case he shall elect to build a retaining wall to the satisfaction of and within the period to be determined by the local authority.
- B. (a) The erf shall be used for the erection of a dwelling-house only: provided that, with the consent of the Administrator after reference to the Board and the local authority a place of public worship or a place of instruction, social hall, institution, or other buildings appertaining to a residential area may be erected on the erf; provided further that the local authority may permit such other buildings as may be provided for in an approved townplanning scheme, subject to the conditions of the scheme under which the consent of the local authority is required.
- (b) Neither the owner nor any other person shall have the right to make or permit to be made upon the erf for any purpose whatsoever any bricks, tiles or earthenware pipes or other articles of a like nature.
- (c) Except with the consent of the Administrator who may prescribe such conditions as he may deem necessary, not more than one dwelling-house together with such outbuildings as are ordinarily required to be used in connection therewith shall be erected on the erf: Provided that if the erf is subdivided or it or any portion of it is consolidated with any other erf or portion of an erf this condition may with the consent of the Administrator be applied to each resulting portion or consolidated area.
- (i) The dwelling-house, exclusive of outbuildings, to be erected on the erf shall be of the value of not less than R 6 000,00;



- (ii) The main building, which shall be a completed building and not one partly erected and intended for completion at a later date, shall be erected simultaneously with or before the erection of the outbuildings.

- (d) Buildings, including outbuildings, hereafter erected on the erf shall be located not less than 25 feet from the boundary thereof abutting on a street provided that the local authority may if it thinks fit permit the erection of buildings in front of the building line in the case of an erf abutting on two or more streets if compliance with the building line restriction would interfere with the reasonable development of the site.

- (e) If the erf is fenced, or otherwise enclosed, the fencing or other enclosing device shall be erected and maintained to the satisfaction of the local authority.

- (f) Except with the permission in writing of the local authority the roofs of all buildings erected on the erf shall be of tiles, shingles, slates, thatch or concrete.

- C. (a) The erf is subject to a servitude, six feet wide, in favour of the local authority, for sewerage and other municipal purposes, along one only of its boundaries other than a street boundary as determined by the local authority.

- (b) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within six feet thereof.

- (c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance, and removal of such sewerage mains and other works as it in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of constructing, maintaining and removing such sewerage mains and



other works being made good by the local authority.

D. DEFINITIONS:

In the foregoing conditions the following terms shall have the meaning assigned to them :-

- (i) "Applicant" means Central Securities (Proprietary) Limited, and its successors in title to the township.
- (ii) "Dwelling-house" means a house designed for use as a dwelling for a single family.

SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deed/s.

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

1. **Estate Late OCKERT ALMERO VAN DER STOEP**
2. **MARIA ELIZABETH VAN DER STOEP surviving spouse**

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

5 DARLINGTON ROAD CC
Registration Number : 2001/037428/23

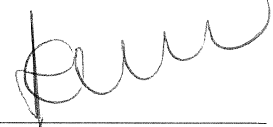
its Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledge the purchase price to be the sum of R 2 600 000,00 (TWO MILLION SIX HUNDRED THOUSAND RAND) and the value of the property is R 1 200 000,00 (ONE MILLION TWO HUNDRED THOUSAND RAND)



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

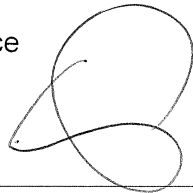
THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at Pretoria on

23 10 14



q.q.

In my presence



REGISTRAR OF DEEDS



UITVOERING - EXECUTION

REM. Extent of Erf 530 Lynnwood Manor

Burden, Swart & Botha
Prokureurs/Attorneys

251

012 346 3554

A. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:

(a) Datum van indiening / Date of lodgement:

2017-09-14

~~FINAL BLACKBOOK~~

MUST BE REGISTERED BY

18 SEP 2017

MUST BE REGISTERED BY

30/09/2018

LODGED

DEEDS OFFICE PRETORIA

2017-08-17

LODGED

AKTEKANTOOR PRETORIA

2017-09-04

LODGED

DEEDS OFFICE PRETORIA

2017-08-28

	Ondersoekers/Examiners	Kamers Rooms	Skakeling/Linking	Verwerp/Reject	Passeer/Pass
1.	MMBITK THABISA MABHARABU	920	4 2	[Handwritten marks]	[Handwritten marks]
2.	S E PRETORIUS	800			
3.	SELLO NKOMO	810			

B. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE:

Aard van Akte bv.: Transport, Verband, ens.
Nature of Deed e.g.: Transfer, Bond, etc.

Transfer

T 17 66268

Verw. No./Ref. No.:

A43481 Sue

Skakeling/Linking

4-2

GELYKTYDIGES/SIMULS

Kode Code	Name van Partye/Names of Parties	Firma No. Firm No.	No. In stel/batch	Titelaktes ens. binne Title etc. within
1 VA	Sec 68 (1)	357	1	T/A ordered P/A T/OE R/OE
2 T	McDonald / S Darlingt.	251	2	
3 BC	McDonald / Investec	357	3	
4 B	S Darlingt / SBSA	35	4	

DOCUMENTS: 1-3-N

NOTES: 1-2

CIP/DY

18 SEP 2017

VERIFIER

Anna Magdalena van Schalkwyk

Registrasie versoek d
Registration requeste

DATUM:
DATE:

010013547370

2017-09-14

(Kort beskrywing van eiendom (slegs para. 1 in Akte)/Brief description of property (only para. 1 in Deed))

A. VIR AKTEBESORGER SE GEBRUIK/ FOR CONVEYANCER'S USE:**(a) Gelyktydiges met ander registrasiekantore/deeltitels: Simuls with other registries/sectional titles:**

Kode Code	Firma/Firm	Eiendom/Property	Kantoor/Office
1			
2			
3			
4			

**(b) Kliënt afskrifte van aktes permanent in Aktekantoor geliaseer:
Client copies of deed filed permanently in Deeds Office:**

Aard en nommer van akte Nature and number of deed	Kode Code	Parawe van ondersoekers Initials of examiners	
	T.R.	JNR.	SNR.

c) Notas/Notes:**B. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:**

		Opmerkings Remarks	Paraaf Initials
Interdikte nagesien deur Interdicts checked by	(1) Dorp goedgekeur (geproklameer) Township Approved (proclaimed).....		
Datum Date	(2) Begiftigingserwe Endowment erven		
	(3) Begiftiging Endowment		
	(4) Voorwaardes Conditions.....		
	(5) Mikro Micro.....		
Interdikte nagesien deur Interdicts checked by	(6) Aigemene plan General plan.....		
Datum Date	(7) Titel akte Title deed.....		
	(8) Verbande teen dorpsitel Bonds against township title.....		
	(9) Datum nagesien Date checked.....		

Kantoor Instruksies/Office Instructions:**Seksie/Section:**

251

Burden Swart And Botha Attorneys

480 William Street

Brooklyn

0001

Tel: +27123463554

Fax: +27866117422

DEED OF TRANSFER

in favour of

5 DARLINGTON ROAD CC

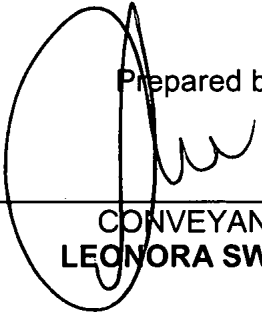
over

REMAINING EXTENT OF ERF 532 LYNNWOOD MANOR TOWNSHIP

251

SEELREG	
STAMP DUTY R	
001	1275,00
FES R	

Burden Swart And Botha Attorneys
 480 William Street
 Brooklyn
 0001
 Tel: +27123463554
 Fax: +27866117422

Prepared by me


 CONVEYANCER
 LEONORA SWART

For Information Only

T	17 66268
---	----------

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

ANNA MAGDALENA VAN SCHALKWYK

appeared before me, the Registrar of Deeds at Pretoria, the said appearer, being duly authorised thereto by a power of attorney signed at PRETORIA on 11 JUNE 2017 and granted to her by

MICHAEL CHARLES EDWARD McDONALD
 Identity Number 471229 5082 08 1
 Married out of Community of Property

And the appearer declared that:

Whereas the Transferor had truly and legally sold the undermentioned property on 1 March 2017 by Private Treaty

Now therefore the Appearer on behalf of the Transferor, did by these presents, cede and transfer to and on behalf of

Vir verdere endossements sien. For further endorsements see	6
--	---

T

its successors in title or assigns, in full and free property

REMAINING EXTENT OF ERF 532 LYNNWOOD MANOR TOWNSHIP,
REGISTRATION DIVISION JR, PROVINCE OF GAUTENG

MEASURING 2668 (TWO THOUSAND SIX HUNDRED AND SIXTY EIGHT) SQUARE
METRES

FIRST REGISTERED AND STILL HELD BY CERTIFICATE OF CONSOLIDATED
TITLE T18683/1992 WITH DIAGRAM S.G. No. A7649/1988 ANNEXED THERETO

SUBJECT to the following conditions:

A ONDERHEWIG aan die volgende voorwaardes geskep in Aktes van Transport Nr
T 6817/1960 gedateer 15 Maart 1960:

- i "To the condition that the transferee and his successors in title to the property held hereunder shall have no riparian rights to water from the Moreletta Spruit, but shall allow all water found therein to flow undisturbed."

B ONDERHEWIG aan die volgende voorwaardes soos geproklameer in Administrateurs
kennisgewing Nr 2947 gedateer 17 Januarie 1962:

- i Die erf is onderworpe aan 'n serwituut vir riolerings- en ander munisipale doeleindes, ten gunste van die plaaslike owerheid, 1,89 meter breed, langs enigeeen van sy grense uitgesonderd 'n straatgrens soos vasgestel deur die plaaslike owerheid.
- ii Geen gebou of ander struktuur mag binne voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 1,89 meter geplant word nie.
- iii Die plaaslike owerheid is geregtig om sodanige materiaal as wat deur hom uitgegrawe word tydens die aanleg, onderhoud en verwydering van sodanige rioolhoofpypleidings en ander werke as wat hy volgens goeëdunke as noodsaaklik beskou tydelik te gooi op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike owerheid geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel:

Met dien verstande dat die plaaslike owerheid enige skade vergoed wat gedurende die aanleg, onderhoud en verwydering van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

C

- (a) "The applicant and any other person or body of persons so authorised in writing by the Administrator shall, for the purpose of securing the enforcement of these conditions and any other conditions referred to in section fifty-six bis of Ordinance No. 11 of 1931, have the right and power to enter into upon the erf at all reasonable times for the purpose of such inspection or inquiry as may be necessary to be made for the abovementioned purpose.
- (b) Plans and specifications of all buildings and of all alterations or additions thereto shall be submitted to the local authority whose approval, in writing, shall be obtained before the commencement of building operations. All

buildings or alterations or additions thereto shall be completed within a reasonable time after commencement.

- (c) The elevational treatment of all buildings shall conform to good architecture so as not to interfere with the amenities of the neighbourhood.
- (d) Neither the owner nor any other person shall have the right save and except to prepare the erf for building purposes, to excavate therefrom any material without the written consent of the local authority.
- (e) No animal as defined in the Local Authorities Pounds Regulations shall be kept or stabled on the erf.
- (f) No wood and/or iron buildings or buildings of unburnt clay-brick shall be erected on the erf.
- (g) Except with the written approval of the local Authority and subject to such conditions as the local authority may impose, neither the owner nor any occupier of the erf shall sink any wells or boreholes thereon or abstract any subterranean water therefrom.
- (h) Where, in the opinion of the local authority, it is impracticable for stormwater to be drained from higher lying erven direct to a public street the owner of the erf shall be obliged to accept and/or permit the passage over the erf of such stormwater: provided that the owners of any higher lying erf, the stormwater from which is discharged over any lower lying erf shall be liable to pay a proportionate share of the cost of any pipe line or drain which the owner of such lower lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf.
- (i) The owner of the erf shall be obliged to receive the material necessary to give a proper support and slope to earthworks adjacent to the street frontage if such erf be below the level of the adjoining street and if the erf be above the level of the adjoining street, he shall similarly permit a safe slope to the street cutting unless in either case he shall elect to build a retaining wall to the satisfaction of and within the period to be determined by the local authority.
- (j) The erf shall be used for the erection of a dwelling-house only; provided that, with the consent of the Administrator after reference to the Board and the local authority a place of public worship or a place of instruction, social hall, institution, or other buildings appertaining to a residential area may be erected on the erf. Provided further that the local authority may permit such other buildings as may be provided for in an approved town planning scheme, subject to the conditions of the scheme under which the consent of the local authority is required.
- (k) Neither the owner nor any other person shall have the right to make or permit to be made upon the erf for any purpose whatsoever any bricks, tiles or earthenware pipes or other articles of a like nature.
- (l) Except with the consent of the Administrator who may prescribe such conditions as he may deem necessary, not more than one dwelling-house together with such outbuildings as are ordinarily required to be used in connection therewith shall be erected on the erf; provided that if the erf is subdivided or it or any portion of it is consolidated with any other erf or portion of an erf, this condition may with the consent of the Administrator be applied to each resulting portion or consolidated area.

- i The dwelling house, exclusive of outbuildings to be erected on the erf shall be of the value of not less than R6 000-00.
 - ii The main buildings, which shall be a completed building, and not one partly erected and intended for completion at a later date, shall be erected simultaneously with or before the erection of the outbuildings.
- (m) Buildings, including outbuildings, hereafter erected on the erf shall be located not less than 7,62 metres from the boundary thereof abutting on a street, provide that the local authority may if it thinks fit, permit the erection of buildings in front of the building line in the case of an erf abutting on two or more streets if compliance with the building line restriction would interfere with the reasonable development of the site.
- (n) If the erf is fenced, or otherwise enclosed, the fencing or other enclosing device shall be erected and maintained to the satisfaction of the local authority.
- (o) Except with the permission in writing of the local authority the roofs of all buildings erected on the erf shall be of tiles, shingles, slates, thatch or concrete.

D DEFINITIONS:

In the foregoing conditions the following terms shall have the meaning assigned to them:

- i "Applicant" means Central Securities (Proprietary) Limited, and its successors in title to the township.
- ii "dwelling-house" means a house designed for use as a dwelling for a single family."

AND FURTHER SUBJECT to all such conditions as are mentioned or referred to in the aforesaid deed/s.

WHEREFORE the appearer, renouncing all the right and title the said

MICHAEL CHARLES EDWARD McDONALD, Married as aforesaid

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

5 DARLINGTON ROAD CC

its successors in title or assigns, now is and henceforth shall be entitled thereto, conformably to local customs; the State, however, reserving its rights, and finally acknowledging that the purchase price is the amount of R 3 900 000.00 (Three Million Nine Hundred Thousand Rand).



T

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.

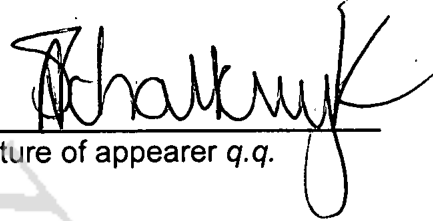
THUS SIGNED, EXECUTED AND SEALED at the Office of the Registrar of Deeds at Pretoria on

In my presence

2017-09-14



Registrar of Deeds



Signature of appearer q.q.

For Information Only

For Information




T

PAGE 6

ANNEXURE TO: T

66268/2017

VERBIND		MORTGAGED	
VIR FOR R3 510 000.00			
B	000038670 / 2017		
2017-09-14			
		REGISTRATEUR/REGISTRAR	

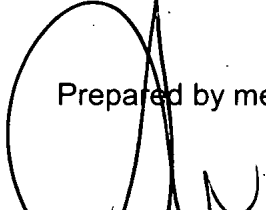
For Information

For Information

251

Burden Swart And Botha Attorneys
480 William Street
Brooklyn
0001
Tel: +27123463554
Fax: +27866117422

1-3-14
①

Prepared by me


CONVEYANCER
LEONORA SWART

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

MICHAEL CHARLES EDWARD McDONALD
Identity Number 471229 5082 08 1
Married out of Community of Property

Do hereby nominate, constitute and appoint

ANNA MAGDALENA VAN SCHALKWYK or ANNALISE CATHARINA BUCHLING or
DALENE SMITH or IAN ANTHONY FYSHE or LEONORA SWART

with the power of substitution to be my true and lawful attorney and agent to appear before
the Registrar of Deeds at Pretoria, or any other competent official in the Republic of South
Africa

And then and there to declare that the Transferor did on 1 March 2017 sell by Private Treaty
to

5 DARLINGTON ROAD CC
Registration Number 2001/037428/23

for the sum of R 3 900 000.00 (Three Million Nine Hundred Thousand Rand)

the following property:

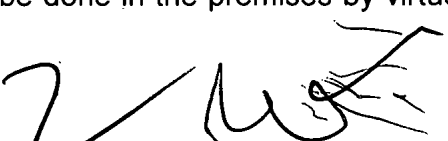
REMAINING EXTENT OF ERF 532 LYNNWOOD MANOR TOWNSHIP,
REGISTRATION DIVISION JR, PROVINCE OF GAUTENG

MEASURING 2668 (TWO THOUSAND SIX HUNDRED AND SIXTY EIGHT) SQUARE
METRES

Consolidated title

HELD BY DEED OF TRANSFER T18683/1992

And further cede and transfer the said property to the said transferee; to renounce all right,
title and interest which the Transferor heretofore had in and to the said property, and
generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall
be requisite, as fully and effectually, to all intents and purposes, as Transferor might or could
do if personally present and acting therein, hereby ratifying, allowing and confirming all and
whatsoever the said agent shall lawfully do or cause to be done in the premises by virtue of
these presents.


①

Signed at PRETORIA on 11 June 2017 in the presence of the undersigned witnesses.

WITNESSES:

1. 

2. 

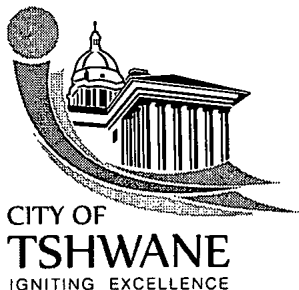

MICHAEL CHARLES EDWARD
McDONALD

For Information Only

For Inform

T
N

2



3
COPY

Burden & Swart
 Procurers / Attorneys
 Certificate Number: 0000348699
251
 Tel: 012-346 3554

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

In terms of section 118 of the Local Government: Municipal Systems Act, (Act No. 32 of 2000), it is hereby certified that all amounts that become due to the City of Tshwane Metropolitan 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:

DESCRIPTION OF PROPERTY:

Municipal Reference Number: 2020306564
 Erven: 00532 ✓
 Portion: R ✓
 Extension: 000
 Zoning: 5-Subdivisible / Verdeelbaar
 Registration Division / Administrative District: CTMM
 Suburb: LYNNWOOD MANOR ✓
 Town: PRETORIA
 Sectional Title Unit Number: 00000
 Exclusive Use area and number as referred to as registered plan: 15-SUBD
 Real Right: Residential Other
 Scheme Registration Number:
 Sectional Title Scheme Name:
 Registered Owner: * M C E M C DONALD

CITY OF TSHWANE
 2017 -09- 12
 FINANCE DEPT
 CLEARANCE OFFICE

471229 5082 081
 Purchaser Name: 5 DARLINGTON ROAD CC 1
 Purchaser Identity Number: 2001/037428/2

CITY OF TSHWANE
 2017 -09- 12
 FINANCE DEPT
 CLEARANCE OFFICE

This certificate is valid until: 30.01.2018
 Given under my hand at PRETORIA , on 12.09.2017

Date Issued: 12.09.2017
 Authorised official : CHARISSEB

MUNICIPAL MANAGER
 City of Tshwane Metropolitan Municipality

This certificate is being issued without prejudice to any rights of the Council.

* I Anna Magdalena van Schalkwyk, duly admitted Conveyancer, hereby certify that the Registered is: Michael Charles Edward McDonald,
 Schalkwyk

T

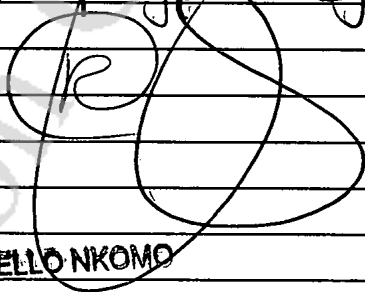
EXAMINERS NOTE SHEET

1. Certify on CC re the details of the amended.

Done

2. Amend the section during clause as indicated & re-type CRC 2/2009.

kindly see amended page 2 of draft deed.


SELLO NKOMO

For Information For Information



CERTIFICATE OF CONSOLIDATED TITLE

ERF 589 LYNNWOOD MANOR

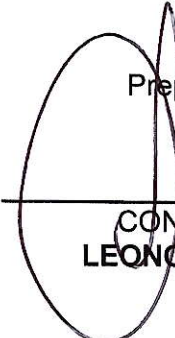
In favour of

5 DARLINGTON ROAD CC

251

Burden Swart & Botha Attorneys
480 William Street
Brooklyn, Pretoria
Tel: 0123463554

SEARCHED.....
STAMP DUTY.....
FOOL..... 474-00
FEES.....

Prepared by me,

CONVEYANCER
LEONORA SWART
(11767)

CERTIFICATE OF CONSOLIDATED TITLE

Issued under the provisions of section 40
of the Deeds Registries Act 1937 (No 47 of 1937)

WHEREAS

5 DARLINGTON ROAD CC
REGISTRATION NUMBER 2001/037428/23

T 000074186 / 2025

has applied for the issue to it of a Certificate of Consolidated Title under the provisions of section 40 of the Deeds Registries Act 1937;

AND WHEREAS the closed corporation is the registered owner of:

- 1. PORTION 1 OF ERF 4 LYNNWOOD MANOR TOWNSHIP**
REGISTRATION DIVISION JR
PROVINCE OF GAUTENG

HELD BY DEED OF TRANSFER T

1/2024

2



000074185 / 2025

AND

**2. ERF 570 LYNNWOOD MANOR TOWNSHIP
REGISTRATION DIVISION JR
PROVINCE OF GAUTENG**

HELD BY CERTIFICATE OF CONSOLIDATED TITLE T92850/2007

which have been consolidated into the land hereinafter described.

NOW THEREFORE in pursuance of the provisions of the said Act, I, the Registrar of Deeds: North Gauteng, at **PRETORIA**, do hereby certify that the said

**5 DARLINGTON ROAD CC
REGISTRATION NUMBER 2001/037428/23**

Its successors in title or assigns, are the registered owner of

**ERF 589 LYNNWOOD MANOR TOWNSHIP
REGISTRATION DIVISION JR
PROVINCE OF GAUTENG**

IN EXTENT 4 759 (FOUR THOUSAND SEVEN HUNDRED AND FIFTY NINE) square meters

AS WILL APPEAR FROM DIAGRAM SG NO. 2114/2021 ANNEXED HERETO

THE PROPERTY HELD HEREBY IS SUBJECT to the following conditions:

1. SUBJECT to the following conditions as created in Deed of Transfer No. 6817/1960, dated the 15th day of May 1960:

To the condition that the transferee and his successors in title to the property hereby transferred shall have no riparian rights to water from the Moreleta Spruit, but shall allow all water found therein to flow undisturbed.

2. SUBJECT to the following conditions as proclaimed in Administrator's Proclamation No. 27 dated the 17th day of January 1962:

- A. (a) The applicant and any other person or body of persons so authorised in writing by the Administrator, shall for the purpose of securing the enforcement of these conditions and other conditions referred to in section fifty-six of Ordinance No. 11 of

1931, have the right and power to enter into and upon the erf at all reasonable times for the purpose of such inspection or inquiry as may be necessary to be made for the abovementioned purpose.

- (b) Plans and specifications of all buildings and of all alterations or additions thereto shall be submitted to the local authority whose approval in writing, shall be obtained before the commencement of building operations. All buildings or alterations or additions thereto shall be completed within a reasonable time after commencement.
- (c) The elevational treatment of all buildings shall conform to good architecture so as not to interfere with the amenities of the neighbourhood.
- (d) Neither the owner nor any other person shall have the right, save and except to prepare the erf for building purposes, to excavate therefrom any material without the written consent of the local authority.
- (e) No animal as defined in the Local Authority Pounds Regulations shall be kept or stabled on the erf.
- (f) No wood and/or iron building or buildings of unburnt clay-brick shall be erected on the erf.
- (g) Except with the written approval of the local authority and subject to such conditions as the local authority may impose, neither the owner nor any occupier of the erf shall sink any wells or boreholes thereon or abstract any subterranean water therefrom.
- (h) Where, in the opinion of the local authority, it is impracticable for stormwater to be drained from higher lying erven direct to a public street, the owner of the erf shall be obliged to accept and/or permit the passage over the erf of such stormwater;

provided that the owners of any higher lying erven, the stormwater from which is discharged over any lower lying erf, shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of such lower lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf.

- (i) The owner of the erf shall be obliged to receive the material necessary to give a proper support and slope to earthworks, adjacent to the street frontage if such erf be below the level of the adjoining street and if the erf be above the level of the adjoining street, he shall similarly permit a safe slope to the street cutting unless in either case, he shall elect to build a retaining wall to the satisfaction of and within the period to be determined by the local authority.

- B. (a) The erf shall be used for the erection of a dwelling-house only; provided that, with the consent of the Administrator after reference to the Board and the local authority, a place of public worship or a place of instruction, social hall, institution, or other buildings appertaining to a residential area may be erected on the erf: Provided further that the local authority may permit such other buildings as may be provided for in any approved town planning scheme, subject to the conditions of the scheme under which the consent of the local authority is required.
- (b) Neither the owner nor any other person shall have the right to make or permit to be made upon the erf for any purpose whatsoever, any bricks, tiles or earthenware pipes or other articles of a like nature.
- (c) Except with the consent of the Administrator who may prescribe such conditions as he may deem necessary, not more than one dwelling-house together with such outbuildings as are ordinarily required to be used in connection therewith shall be erected on the erf, provided that if the erf is sub-divided or it or any portion of

it is consolidated with any other erf or portion of an erf this condition may with the consent of the Administrator be applied to each resulting portion or consolidated area.

- (i) The dwelling house, exclusive of the outbuildings, to be erected on the erf shall be of the value of not less than R6 000,00.
- (ii) The main building, which shall be a completed building and not one partly erected and intended for completion at a later date, shall be erected simultaneously with or before the erection of the outbuildings.
- (d) Buildings, including outbuildings, hereafter erected on the erf shall be located not less than 7,62 metres from the boundary thereof abutting on a street provided that the local authority may if it thinks fit, permit the erection of buildings in front of the building line in the case of an erf abutting on two or more streets if compliance with the building line restriction would interfere with the reasonable development of the site.
- (e) If the erf is fenced, or otherwise enclosed, the fencing or other enclosing device shall be erected and maintained to the satisfaction of the local authority.
- (f) Except with the permission in writing of the local authority, the roofs of all buildings erected on the erf shall be of tiles, shingles, slates, thatch, or concrete.
- C. (a) The erf is subject to a servitude, 1,89 metres wide, in favour of the local authority, for sewerage and other municipal purposes, along one only of its boundaries other than a street boundary as determined by the local authority.



- (b) No building or other structure shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 1,89 metres thereof.
- (c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance, and removal of such sewerage mains and other works as it in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of constructing, maintaining and removing such sewerage mains and other works being made good by the local authority.

D. DEFINITIONS:

In the foregoing conditions the following terms shall have the meaning assigned to them:

- (i) "Applicant" means Central Securities (Proprietary) Limited and its successors in title to the township;
- (ii) "Dwelling-house" means a house designed for use as a dwelling for a single family.

- E. The former Erf 570 Lynnwood Manor which is hereby consolidated, is subject to the following conditions:

The above-mentioned property is subject to a stormwater servitude 3 meters wide and parallel with the line C D as reflected on subdivision diagram SG. No. 11255/2006 in favour of the City of Tshwane Metropolitan Municipality.

- F. The former portion 1 of Erf 4 Lynnwood Manor which is hereby consolidated, is subject to a servitude 2,00 metres wide on the south-eastern boundary, as represented by the line JK on Diagram 2114/2021, as will more fully appear from Notarial Deed of Servitude

K 7500/2025 S ⁽⁴⁾ /2025 in favour of the local authority for Municipal sewer purposes;

G. The former portion 1 of Erf 4 Lynnwood Manor which is hereby consolidated, is subject to a servitude 2,00 metres wide on the north-eastern boundary, as represented by the line a) on Diagram 2114/2021, as will more fully appear from Notarial Deed of Servitude

K 7500/2025 S ⁽⁴⁾ /2025 in favour of the local authority for Municipal sewer purposes.

H. No deed of transfer, or a development of a sectional title scheme may be registered in respect of the property, without the prior written consent of the City of Tshwane Metropolitan Municipality (Building Control) that the owner has complied with any outstanding conditions relating to the said subdivision and consolidation.

AND FURTHER SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deeds.

AND THAT by virtue of these presents, the said-

**5 DARLINGTON ROAD CC
REGISTRATION NUMBER 2001/037428/23**

its successors in title or Assigns, now is and henceforth shall be entitled, thereto conformably to local custom, the State, however reserving its rights.

IN WITNESS WHEREOF, I the said Registrar, 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: North Gauteng at **PRETORIA** on

2025-12-03

q.q.

In my presence,


REGISTRAR OF DEEDS

5 DARLINGTON ROAD PTY LTD
5 DARLINGTON RD

Consolidation Consent

LYNNWOOD MANOR
0081

15 APRIL 2026

Dear Sir/Madam

Subject: Request for consolidation Rezoning and Removal of restrictive conditions

Account number: 530794691

In the name of: 5 DARLINGTON ROAD PTY LTD

Property description: REM EXT OF ERF 532 LYNNWOOD MANOR

We are pleased to advise that Standard Bank has no objection to your request, subject to our rights being protected and on the following conditions:

Requested bond holders consent removal of Restrictive Condition, Rezoning and proposed consolidations is approved:

- Local Authority approval
- All municipal by laws must be adhered to.
- The bank is not committing to finance new development.
- No buildings to be demolished without the Bank's consent.
- The building must comply with SBSA minimum specifications, should there be any further development.
- The bank reserves the right to review the rates on the account once the property is converted.
- The correct Insurance must be applied.
- Residential component not to be compromised.
- Please note that the bank holds the right to withdraw or amend the given consent.
- All compliance conditions on customer first to be met.
- No further lending (Re-advance / further advances & Access Bond) will be considered due to the zoning of this property falls outside normal home loans criteria / policy if used for any other purpose than single residential.
- Once consolidation is registered in the deed office attorney's / client to notify the bank to update new property description under home loan account.
- Once the removal of the restrictive conditions has been approved and effected, the updated title deed needs to be provided to the Bank.
- Previous seller's / entity's permission to remove title deed condition(s) mentioned if applicable.



Should you have any queries, please do not hesitate to contact us at CSAdminHLJHB@standardbank.co.za.

Yours sincerely

EDAWRD OLIFANT
Customer Service Consultan

Standard Bank Centre 1st Floor 5 Simmonds Street Johannesburg 2001 PO Box 61690 Marshalltown 2107 South Africa
Tel. Switchboard: +27 (0)11 636 9112 www.standardbank.co.za

The Standard Bank of South Africa Limited (Reg. No. 1962/000738/06) Authorised financial services and registered credit provider (NCRCP15) D

Directors: NMC Nyembezi (Chairman) DWP Hodnett* (Chief Executive Officer) LL Bam HJ Berrange PLH Cook A Daehnke* OA David-Bornet1 GJ Fraser-Moleketi GMB Kennealy BJ Kruger Li Li2 JH Maree NNA Matyuzza RN Ogega3 FengIn Tian2 SK Tshabalala*

Company Secretary: K Froneman - 2025/10/10

*Executive Director 1 Nigerian 2 Chinese 3 Kenyan



Economic Development and Spatial Planning

3rd Floor | Middestad Building | 252 Thabo Sehume Street | Pretoria | 0002
 PO Box 440 | Pretoria | 0001
 Tel: 012 358 7988
 Email: geinfoservice@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOfTshwane

Generated by: TSHWANE\BerniceS

Date 2026/01/15

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE IN TERMS OF THE TSHWANE LAND USE SCHEME, 2024 (TLUS)

PROPERTY LIS KEY (GIS KEY): 038800003

ZONING KEY: 038800003

SPLIT ZONING: Not Applicable

PROPERTY DESCRIPTION: Erf 3 LYNNWOOD MANOR (7A DARLINGTON ROAD)

The following zoning information must be read with the Clauses and Schedules of the Tshwane Land Use Scheme, 2024 (TLUS).

A. USE ZONE 1: RESIDENTIAL 1

USES PERMITTED IN TERMS OF TABLE B (COLUMN 3) OF THE TLUS	USES WITH CONSENT USE IN TERMS OF TABLE B (COLUMN 4) OF THE TLUS	USES NOT PERMITTED IN TERMS OF TABLE B (COLUMN 5) OF THE TLUS
In terms of Annexure L	In terms of Annexure L	In terms of Annexure L

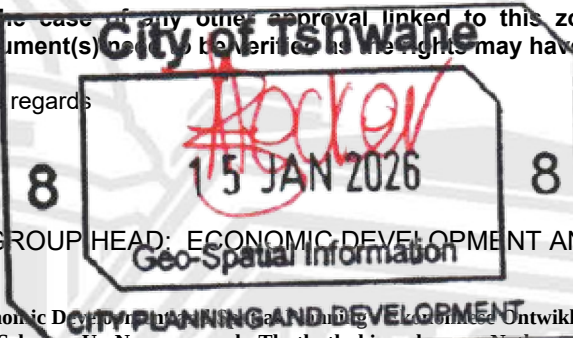
B	ANNEXURE L	8849.pdf
C	MINIMUM ERF SIZE	700
D	UNITS PER HA	Not Applicable
E	DENSITY	Annexure L
F	FLOOR AREA RATIO	FAR Zone 21, subject to Clause 25
G	HEIGHT	Annexure L, subject to Clause 26
H	COVERAGE	Annexure L, subject to Clause 27
I	OTHER APPROVALS	Not Applicable
J	BUILDING LINES	Streets: Subject to Annexure L (8849.pdf) Rear and Side: Subject to Annexure L (8849.pdf)
K	SCHEDULE 5	Page 21
L	ATTACHED DOCUMENTS	8849.pdf, Schedule 1-P19, Schedule 5-P21

In case of any discrepancy on the property description of the Zoning Certificate, Annexure L, Other Approvals and Schedules 1 and 5, relevant SG diagrams should be obtained for proper interpretation.

Disclaimer:

In the case of any other approval linked to this zoning certificate and numbered in row "I" the validity of this document(s) need to be verified as the rights may have lapsed.

Kind regards

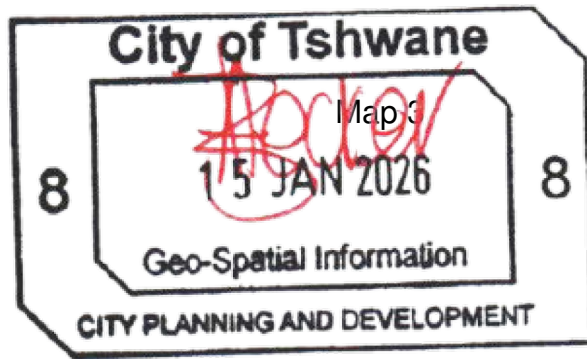


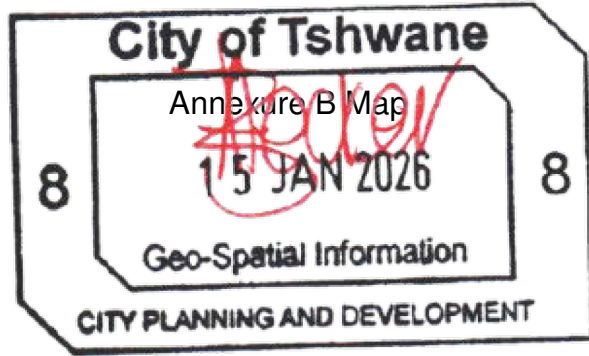
f: GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING

Economic Development and Spatial Planning • Ontwikkeling en Ruimtelike Beplanning • Lefapha la Tsweletsopole ya Ikonomi le Polane ya Sebaka • UmNvango wezokuThuthukiswa kwizomNomonaPlani weeNdawo • Kgoro ya Tlhabollo ya Ikonomi le Thulaganyo ya Mafelo • Muhasho wa Mveledziso ya Ekonomi na Vhupulani ha Fhethu • Ndzawulo ya Nhluvukiso wa Ikonomi na Vupulani bya Ndhawo • Umnyango Wezokuthuthukiswa Komnotho Nokuhlelwa Kwendawo

On request, this document can be provided in another official language.

Document Ref: 038800003_20260115_105930779_1





CODE 3 **PRETORIA** TOWN-PLANNING SCHEME **1974**

ANNEXURE B **8849** AMENDMENT SCHEME 12119 SHEET 2 OF 3 SHEETS

ERF 3, LYNNWOOD MANOR

1	Use Zone	I: SPECIAL RESIDENTIAL
2	Uses permitted	Table C, Column 3.
3	Uses with consent	Table C, Column 4, One additional dwelling-house excluded.
4	Uses not permitted	Table C, Column 5.
5	Definitions	Clause 4.
6	Density	Minimum erf size: 700 m ² .
7	Coverage	50%
8	Height	2 storeys: Provided that the second storey shall only be allowed if the Municipality is satisfied that such storey will not detrimentally affect the privacy of the adjoining property owners.
9	Site development plan and landscape development plan	Clause 28.
10	Building lines	As per Scheme.
11	Parking requirements	2 parking spaces for 2 visitors on the erf.
12	Paving of traffic areas	All parts of the erf upon which motor vehicles are allowed to move or park, shall be provided with a permanent dust-free surface, which surface shall be paved, drained and maintained to the satisfaction of the Municipality.
13	Access to the erf	1) Entrances to and exits from the erf shall be sited, constructed and maintained to the satisfaction of the Municipality. 2) Any panhandle must be at least 3 meters wide.
14	Health measures	1) Air-conditioning units or compressors shall not be mounted to the exterior walls of buildings without the prior consent of the City of Tshwane Metropolitan Municipality.

City of Tshwane

8



APPROVED

PROMULGATED ON : 13/02/2008

COME INTO OPERATION ON : 13/02/2008

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

GENERAL MANAGER: CITY PLANNING
CITY PLANNING AND DEVELOPMENT

CODE 3

PRETORIA

TOWN-PLANNING SCHEME

1974

ANNEXURE B

8849

AMENDMENT SCHEME

12119

SHEET

3

OF

3

SHEETS

ERF 3, LYNNWOOD MANOR

2) Any requirements for air pollution-, noise abatement- or health measures set by Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality.

15 General:

In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Pretoria Town-planning Scheme, 1974.

City of Tshwane

8
15 JAN 2026
8

Geo-Spatial Information

f. GENERAL MANAGER: CITY PLANNING
CITY PLANNING AND DEVELOPMENT

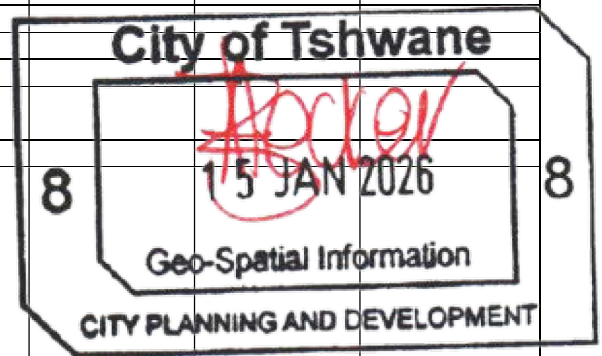
APPROVED

PROMULGATED ON : 13/02/2008

COME INTO OPERATION ON : 13/02/2008

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

Township, Agricultural Holdings or Farms	Erf/ Property	Position applicable	Building line(s) in Metres for all storeys except where otherwise indicated	Road / boundary where access is not permitted	Boundaries to which access is limited	Boundaries: Physical barrier required
(1)	(2)	(3)	(4)	(5)	(6)	(7)
Lynnwood X1		Road P128/1	12			
		Lynnwood Road	12			
		All other streets	10			
Lynnwood Glen		Lynnwood Road	12			
		Road M1312	12			
		All other streets	7,5			
Lynnwood Manor		All streets	7,5			
		Residential 4 erven	10,668			
Lynnwood Manor X1		All streets	8			
Lynnwood Manor X3		All streets	5			
Lynnwood Park		All streets	6			
Lynnwood Ridge		All streets	7			
Lynnwood Ridge X1		All streets	16			
Lyttelton Manor	7-64, 158-181, 225-232, 235, 241-243, 250, 254-257, 259-293, 295-303, 306/R	Street	5			
		Other boundaries	2			
	251	Botha Ave	8			
	258	Street	8			
		Other boundaries	2			
	359/R	Western boundary	10			
		Southern boundary	13			
	387	Street	10			
Lyttelton Manor X1	785, 786, 789-822, 825, 827, 829, 831-850, 855, RE & Ptns 1, 2, 3, of 857, 983-992, 993/R, 1011, 1013, 1015, 1016, Ptns 1 and 4 of 1515, 2100, 2111	Street	5			
		Other boundaries	2			
	1010, 1012, 1014, 1016	Street	5		Chief Ave	
		Other boundaries	2			
	830	Street	5			
		Other boundaries	1,89			
	1517	Street	10			
	2113	South Eastern boundary	12,59			



TSHWANE LAND USE SCHEME, 2024: SCHEDULE 1

Adopted: 08 May 2024

Comes into operation: 01 July 2024



LOTUS GARDENS

Proposals to overcome possible detrimental soil conditions on the erf to the satisfaction of the Municipality shall be contained in all building plans submitted to the Municipality for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Municipality.

LYNNWOOD MANOR

1. The owner of any erf shall be obliged to accept such material as is necessary for the proper support of, and to provide the slope to, ground works bordering on the street frontage if such erf is below the design level of the street; and if the erf is above the design level of the street he shall similarly allow a safe slope to the street cutting except that he may, in either case, build a retaining wall to the satisfaction of and within a time limit set by the Municipality.
2. On any residential erf roofs of all buildings and structures shall be of tiles, slate, thatch or concrete except with the approval of the Municipality.

MAGALIESKRUIJN EXTENSION 12

In order to overcome the proven detrimental soil conditions, the foundations and other structural aspects of the buildings shall be designed by a competent professional engineer and the details of such design shall be shown on the building plans submitted to the Municipality for approval.

MENLYN EXTENSION 9

Proposals to overcome detrimental soil conditions to the satisfaction of the Municipality shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Municipality.

MENLYN EXTENSION 10

Proposals to overcome detrimental soil conditions to the satisfaction of the Municipality shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Municipality.

MONTANA PARK

Proposals to overcome detrimental soil conditions to the satisfaction of the Municipality shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Municipality.

MONTANA PARK EXTENSION 5

Proposals to overcome detrimental soil conditions to the satisfaction of the Municipality shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Municipality.

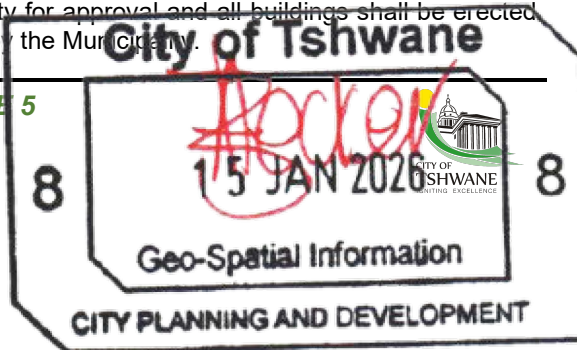
MONTANA PARK EXTENSION 13

Proposals to overcome the detrimental soil conditions to the satisfaction of the Municipality shall be contained in the building plans submitted to the Municipality for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Municipality.

TSHWANE LAND USE SCHEME, 2024: SCHEDULE 5

Adopted: 08 May 2024

Comes into operation: 01 July 2024





Economic Development and Spatial Planning

3rd Floor | Middestad Building | 252 Thabo Sehume Street | Pretoria | 0002
 PO Box 440 | Pretoria | 0001
 Tel: 012 358 7988
 Email: geoinfoservice@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOfTshwane

Generated by: TSHWANE\BerniceS

Date 2026/01/15

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE IN TERMS OF THE TSHWANE LAND USE SCHEME, 2024 (TLUS)

PROPERTY LIS KEY (GIS KEY): 038800532/R

ZONING KEY: 038800532/R

SPLIT ZONING: Not Applicable

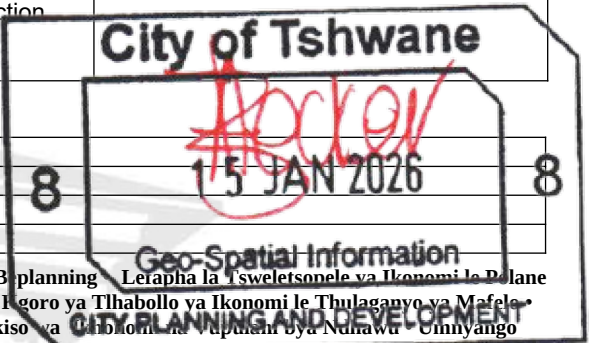
PROPERTY DESCRIPTION: Erf R/532 LYNNWOOD MANOR (6 OXFORD LANE)

The following zoning information must be read with the Clauses and Schedules of the Tshwane Land Use Scheme, 2024 (TLUS).

A. USE ZONE 1: RESIDENTIAL 1

USES PERMITTED IN TERMS OF TABLE B (COLUMN 3) OF THE TLUS	USES WITH CONSENT USE IN TERMS OF TABLE B (COLUMN 4) OF THE TLUS	USES NOT PERMITTED IN TERMS OF TABLE B (COLUMN 5) OF THE TLUS
Consulate Dwelling House Additional Dwelling House in areas described in Schedule 11, Schedule 12, Schedule 13 and Schedule 14 Embassy Home Enterprise subject to Schedule 9	Apartment Building Backpackers Commune Guest House Institution Medical Consulting Room which does not comply with Schedule 9 Parking Site adjacent to Use Zone 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18 and 28 Place of Day Care for the Aged which does not comply with Schedule 9 Place of Child Care which does not comply with Schedule 9 Place of Instruction which does not comply with Schedule 9 Place of Public Worship Retail Industry which does not comply with Schedule 9 Retirement Centre Social Hall Sport and Recreation Ground Veterinary Clinic which does not comply with Schedule 9 Veterinary Hospital Wall of Remembrance in conjunction with a Place of Public Worship	All other uses not listed in Columns (3) and (4)

B	ANNEXURE L	Not Applicable
C	MINIMUM ERF SIZE	1000
D	UNITS PER HA	Not Applicable
E	DENSITY	Schedule 14



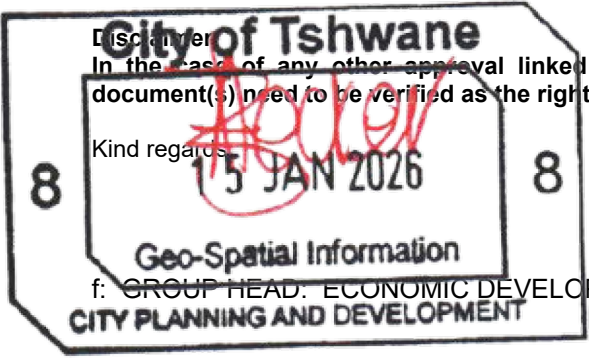
Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Lerapha la Tswelisoanele ya Ikonomi le Bolane
 ya Sebaka • UmNyango wezokuThuthukiswa kwezomNotho namaPlani weeNdawo • Igoro ya Tlhabollo ya Ikonomi le Thulaganyo ya Mafela
 Muhasho wa Mveledziso ya Ekonomi na Vhupulani ha Fhethu • Ndzawulo ya Nhluvukiso ya Thulamano • Vepulani bya Ndawu • Umnyango
 Wezokuthukiswa Komnotho Nokuhlelwa KweNdawo

On request, this document can be provided in another official language.

Document Ref: 038800532/R_20260115_105942387_1

F	FLOOR AREA RATIO	Table C, FAR Zone 21, subject to Clause 25
G	HEIGHT	Table D, Height Zone 10, subject to Clause 26
H	COVERAGE	Table E, Coverage Zone 5, subject to Clause 27
I	OTHER APPROVALS	Not Applicable
J	BUILDING LINES	Streets: Subject to Schedule 1
		Rear and Side: Subject to Clause 12
K	SCHEDULE 5	Page 21
L	ATTACHED DOCUMENTS	Schedule 1-P19,Schedule 5-P21

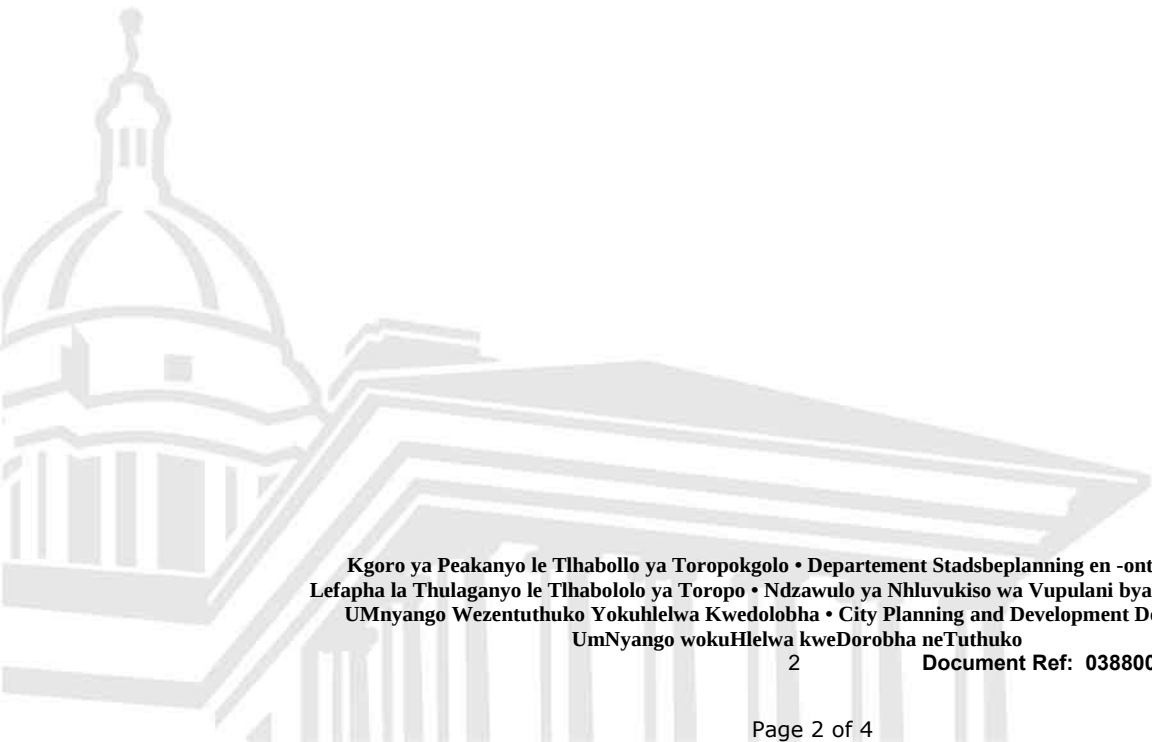
In case of any discrepancy on the property description of the Zoning Certificate, Annexure L, Other Approvals and Schedules 1 and 5, relevant SG diagrams should be obtained for proper interpretation.



Disclaimer:
 In the case of any other approval linked to this zoning certificate and numbered in row "I" the validity of this document(s) need to be verified as the rights may have lapsed.

Kind regards,

f: GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING
 CITY PLANNING AND DEVELOPMENT

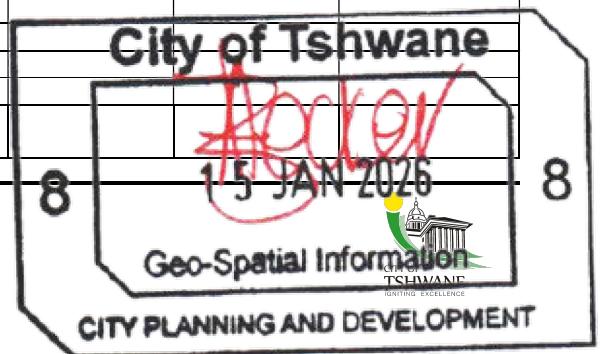


Township, Agricultural Holdings or Farms	Erf/ Property	Position applicable	Building line(s) in Metres for all storeys except where otherwise indicated	Road / boundary where access is not permitted	Boundaries to which access is limited	Boundaries: Physical barrier required
(1)	(2)	(3)	(4)	(5)	(6)	(7)
Lynnwood X1		Road P128/1	12			
		Lynnwood Road	12			
		All other streets	10			
Lynnwood Glen		Lynnwood Road	12			
		Road M1312	12			
		All other streets	7,5			
Lynnwood Manor		All streets	7,5			
		Residential 4 erven	10,668			
Lynnwood Manor X1		All streets	8			
Lynnwood Manor X3		All streets	5			
Lynnwood Park		All streets	6			
Lynnwood Ridge		All streets	7			
Lynnwood Ridge X1		All streets	16			
Lyttelton Manor	7-64, 158-181, 225-232, 235, 241-243, 250, 254-257, 259-293, 295-303, 306/R	Street	5			
		Other boundaries	2			
	251	Botha Ave	8			
	258	Street	8			
	359/R	Other boundaries	2			
		Western boundary	10			
	387	Southern boundary	13			
Street		10				
Lyttelton Manor X1	785, 786, 789-822, 825, 827, 829, 831-850, 855, RE & Ptns 1, 2, 3, of 857, 983-992, 993/R, 1011, 1013, 1015, 1016, Ptns 1 and 4 of 1515, 2100, 2111	Street	5			
		Other boundaries	2			
	1010, 1012, 1014, 1016	Street	5		Chief Ave	
		Other boundaries	2			
	830	Street	5			
		Other boundaries	1,89			
	1517	Street	10			
2113	South Eastern boundary	12,59				

TSHWANE LAND USE SCHEME, 2024: SCHEDULE 1

Adopted: 08 May 2024

Comes into operation: 01 July 2024



LOTUS GARDENS

Proposals to overcome possible detrimental soil conditions on the erf to the satisfaction of the Municipality shall be contained in all building plans submitted to the Municipality for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Municipality.

LYNNWOOD MANOR

1. The owner of any erf shall be obliged to accept such material as is necessary for the proper support of, and to provide the slope to, ground works bordering on the street frontage if such erf is below the design level of the street; and if the erf is above the design level of the street he shall similarly allow a safe slope to the street cutting except that he may, in either case, build a retaining wall to the satisfaction of and within a time limit set by the Municipality.
2. On any residential erf roofs of all buildings and structures shall be of tiles, slate, thatch or concrete except with the approval of the Municipality.

MAGALIESKRUIJN EXTENSION 12

In order to overcome the proven detrimental soil conditions, the foundations and other structural aspects of the buildings shall be designed by a competent professional engineer and the details of such design shall be shown on the building plans submitted to the Municipality for approval.

MENLYN EXTENSION 9

Proposals to overcome detrimental soil conditions to the satisfaction of the Municipality shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Municipality.

MENLYN EXTENSION 10

Proposals to overcome detrimental soil conditions to the satisfaction of the Municipality shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Municipality.

MONTANA PARK

Proposals to overcome detrimental soil conditions to the satisfaction of the Municipality shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Municipality.

MONTANA PARK EXTENSION 5

Proposals to overcome detrimental soil conditions to the satisfaction of the Municipality shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Municipality.

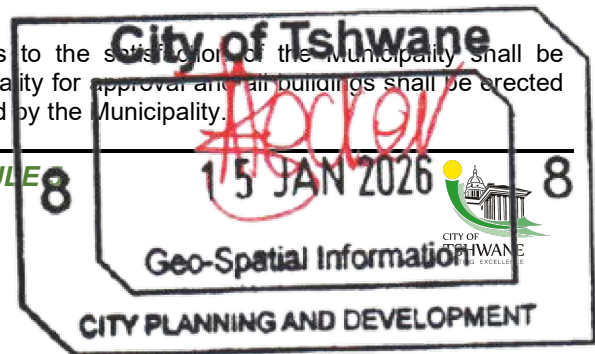
MONTANA PARK EXTENSION 13

Proposals to overcome the detrimental soil conditions to the satisfaction of the Municipality shall be contained in the building plans submitted to the Municipality for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Municipality.

TSHWANE LAND USE SCHEME, 2024: SCHEDULE 8

Adopted: 08 May 2024

Comes into operation: 01 July 2024





Economic Development and Spatial Planning

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 PO Box 440 | Pretoria | 0001
 Tel: 012 358 7988
 Email: geoinfoservice@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOfTshwane

Generated by: TSHWANE\BerniceS

Date 2026/01/16

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE IN TERMS OF THE TSHWANE LAND USE SCHEME, 2024 (TLUS)

PROPERTY LIS KEY (GIS KEY): 038800589

ZONING KEY: 038800589

SPLIT ZONING: A (1 of 3)

PROPERTY DESCRIPTION: Erf 589 LYNNWOOD MANOR (5 DARLINGTON ROAD)(Part A)

The following zoning information must be read with the Clauses and Schedules of the Tshwane Land Use Scheme, 2024 (TLUS).

A. USE ZONE 28: SPECIAL

USES PERMITTED IN TERMS OF TABLE B (COLUMN 3) OF THE TLUS	USES WITH CONSENT USE IN TERMS OF TABLE B (COLUMN 4) OF THE TLUS	USES NOT PERMITTED IN TERMS OF TABLE B (COLUMN 5) OF THE TLUS
All uses only as specified in an Annexure L	All uses only as specified in an Annexure L	All other uses only as specified in an Annexure L or all other uses not specified in an Annexure L

B	ANNEXURE L	6140.PDF
C	MINIMUM ERF SIZE	Not Applicable
D	UNITS PER HA	Not Applicable
E	DENSITY	Not Applicable
F	FLOOR AREA RATIO	Annexure L, subject to Clause 25
G	HEIGHT	Annexure L, subject to Clause 26
H	COVERAGE	Annexure L, subject to Clause 27
I	OTHER APPROVALS	Not Applicable
J	BUILDING LINES	Streets: Subject to Annexure L (6140.PDF) Rear and Side: Subject to Annexure L (6140.PDF)
K	SCHEDULE 5	Page 21
L	ATTACHED DOCUMENTS	6140.PDF, Schedule 1-P19, Schedule 5-P21

In case of any discrepancy on the property description of the Zoning Certificate, Annexure L, Other Approvals and Schedules 1 and 5, relevant SG diagrams should be obtained for proper interpretation.

Disclaimer: In the case of any other approval linked to this zoning certificate and numbered in row "I" the validity of this document(s) need to be verified as the right may have lapsed.

Kind regards

f: GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING

Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Bepanning • Lefapha la Tsweletsopole ya Ikonomi le Polane ya Sebaka • UmNyango wezokuthuthukiswa kwezomNotho namaPini weeNdawo • Kgoro ya Tlhabollo ya Ikonomi le Thulaganyo ya Mafelo • Muhasano wa Mveletiso ya Ekonomi na Vhupulani ha Fhethu • Ndzawulo ya Nhluvukiso wa Ikonomi na Vupulani bya Ndhawo • Umnyango Wezokuthuthukiswa Komnotho Nokuhlelwa Kwendawo

On request, this document can be provided in another official language.

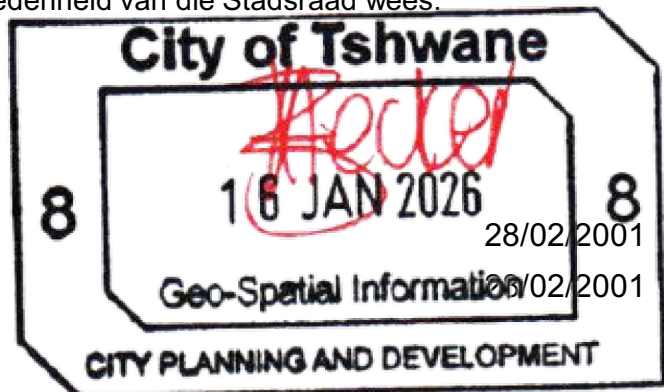
Document Ref: 038800589_20260116_112843748_1

RESTANT VAN ERF 2, LYNNWOOD MANOR

GEBRUIKSONE XIV: SPESIAAL

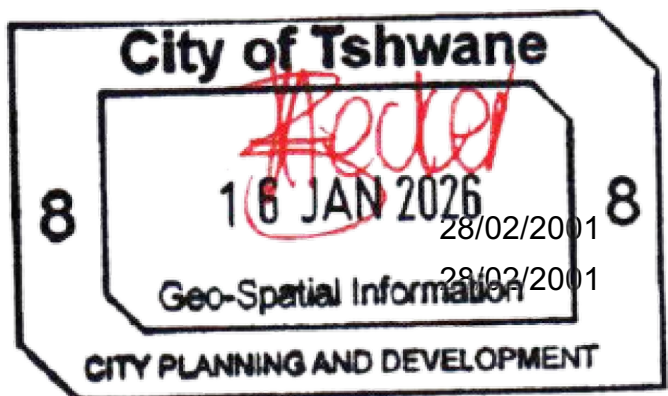
Die erf moet slegs gebruik word vir die doeleindes van een gastehuis en/of een woonhuis en 'n sellulêre antennamas; onderworpe aan die volgende voorwaardes:

1. Vir die doeleindes van hierdie skema beteken 'n gastehuis 'n privaat woning wat deur die eienaar en/of opsigter bewoon word en waarin 'n aantal kamers vir gaste beskikbaar gestel word. Dit kan ook 'n eetfasiliteit bevat vir die alleenlike gebruik van inwonende gaste.
2. 'n Maksimum van 8 dubbelkamers vir 16 gaste moet in die gastehuis toegelaat word.
3. Die totale dekking van geboue moet in ooreenstemming met die goedgekeurde terreinontwikkelingsplan wees.
4. Die hoogte van geboue moet nie 2 verdiepings oorskry nie en die hooget van die sellulêre mas moet nie 25 m oorskry nie.
5. Die vloerruimteverhouding moet nie 0,4 oorskry nie.
6. Die bestaande geboue in ooreenstemming met die bouplanne soos goedgekeur voor die afkondiging van hierdie wysigingskema moet tot tevredenheid van die Stadsraad behou word: Met dien verstande dat aanbouings, verbouings of eksterne veranderings aan die hand van 'n goedgekeurde terreinontwikkelingsplan aan die bestaande geboue aangebring kan word. Die veranderings en uitbreidings wat aan die geboue (afdakke ingesluit) aangebring word moet in simpatie en ooreenstemming met die oorspronklike karakter en argitektuur van die bestaande geboue uitgevoer word.
7. (1) 'n Terreinontwikkelingsplan en 'n landskapontwikkelingsplan, tensy anders deur die Stadsraad bepaal, opgestel deur 'n persoon wat tot tevredenheid van die Stadsraad toepaslik gekwalifiseer is, moet aan die Stadsraad voorgelê word vir goedkeuring voor die indiening van bouplanne.
(2) Die belandskapping ingevolge die landskapontwikkelingsplan moet met voltooiing van die ontwikkeling, of enige fase daarvan, voltooi wees. Die volgehoue instandhouding van die landskapontwikkeling moet tot tevredenheid van die Stadsraad wees.



RESTANT VAN ERF 2, LYNNWOOD MANOR

8. Een afgemerkte parkeerruimte per gastekamer en minstens een parkeerruimte vir die woonhuis, met 'n permanente stofvrye oppervlak, tesame met die nodige beweegruimte, moet tot tevredenheid van die Stadsraad op die erf voorsien en in stand gehou word.
9. Alle dele van die erf waarop motorvoertuie mag beweeg of parkeer, moet van 'n permanente stofvrye oppervlak voorsien word, welke oppervlak tot tevredenheid van die Stadsraad geplavei, gedreineer en in stand gehou moet word.
10. Ingange na en uitgange vanaf die erf moet tot tevredenheid van die Stadsraad geplaas, gebou en in stand gehou word.
11. Alle oplaai- en aflaai-aktiwiteite moet op die erf geskied.
12. Omdraairuimte vir ligte voertuie moet tot tevredenheid van die Stadsraad op die erf voorsien word.
13. 'n Permanente nie-verwyderbare fisiese versperring moet tot tevredenheid van die Stadsraad op die straatgrens van die erf (goedgekeurde in- en uitgange uitgesluit), opgerig en in stand gehou word.

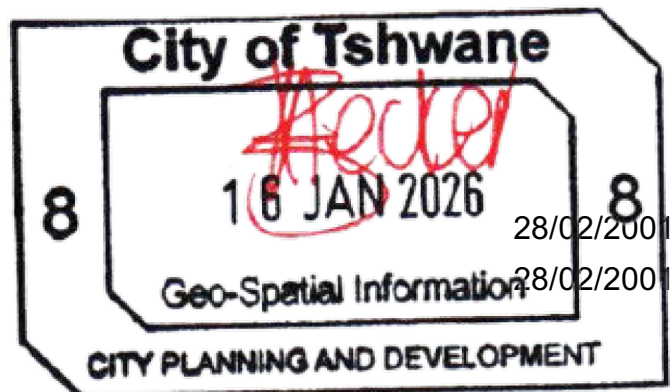


REMAINDER OF ERF 2, LYNNWOOD MANOR

USE ZONE XIV: SPECIAL

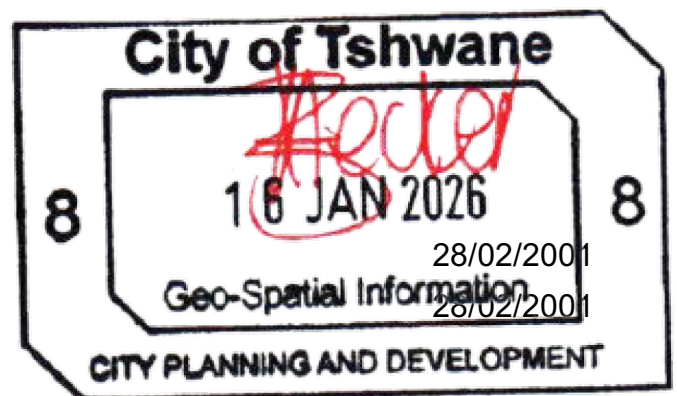
The erf shall be used only for the purposes of one guest house and/or one dwelling-house and a cellular telephone mast; subject to the following conditions:

1. For the purpose of this scheme a guest house means a private dwelling-house which is occupied by the owner and/or a caretaker and in which a number of rooms are available for guests. It can also include a dining facility for the exclusive use of resident guests.
2. A maximum of 8 double suites for 16 guests shall be permitted in the guest house.
3. The total coverage of buildings shall be in accordance with the approved site development plan.
4. The height of buildings shall not exceed 2 storeys and the height of the cellular mast shall not exceed 25 m.
5. The floor space ratio shall not exceed 0,4.
6. The existing buildings in accordance with the building plans as approved before the promulgation of this amendment scheme shall be retained to the satisfaction of the City Council: Provided that alterations, amendments or external additions to the existing buildings shall be permitted in accordance with the approved site development plan. The additions and alterations to the buildings (lean-to's included) shall be in sympathy and in accordance with the original character and architecture of the existing buildings.
7. (1) A site development plan and a landscape development plan, unless otherwise determined by the City Council, compiled by a person suitably qualified to the satisfaction of the City Council, shall be submitted to the City Council for approval prior to the submission of building plans.
- (2) The landscaping, in terms of the landscape development plan, shall be completed by completion of the development or any phase thereof. The continued maintenance of the landscape development shall be to the satisfaction of the City Council.



REMAINDER OF ERF 2, LYNNWOOD MANOR

8. One demarcated parking space per guest suite and at least one parking space for the dwelling-house, with a permanent dust-free surface, together with the necessary manoeuvring space, shall be provided and maintained on the erf to the satisfaction of the City Council.
9. All parts of the erf upon which motor vehicles may move or park, shall be provided with a permanent dust-free surface, which surface shall be paved, drained and maintained to the satisfaction of the City Council.
10. Entrances to and exits from the erf shall be located, constructed and maintained to the satisfaction of the City Council.
11. All loading and off-loading activities shall take place on the erf.
12. Turning space for light vehicles shall be provided on the erf to the satisfaction of the City Council.
13. A permanent non-removable physical barrier shall be erected and maintained on the street boundary of the erf (approved entrances and exits excluded) to the satisfaction of the City Council.



Township, Agricultural Holdings or Farms	Er/ Property	Position applicable	Building line(s) in Metres for all storeys except where otherwise indicated	Road / boundary where access is not permitted	Boundaries to which access is limited	Boundaries: Physical barrier required
(1)	(2)	(3)	(4)	(5)	(6)	(7)
Lynnwood X1		Road P128/1	12			
		Lynnwood Road	12			
		All other streets	10			
Lynnwood Glen		Lynnwood Road	12			
		Road M1312	12			
		All other streets	7,5			
Lynnwood Manor		All streets	7,5			
		Residential 4 erven	10,668			
Lynnwood Manor X1		All streets	8			
Lynnwood Manor X3		All streets	5			
Lynnwood Park		All streets	6			
Lynnwood Ridge		All streets	7			
Lynnwood Ridge X1		All streets	16			
Lyttelton Manor	7-64, 158-181, 225-232, 235, 241-243, 250, 254-257, 259-293, 295-303, 306/R	Street	5			
		Other boundaries	2			
	251	Botha Ave	8			
	258	Street	8			
		Other boundaries	2			
	359/R	Western boundary	10			
		Southern boundary	13			
	387	Street	10			
Lyttelton Manor X1	785, 786, 789-822, 825, 827, 829, 831-850, 855, RE & Ptns 1, 2, 3, of 857, 983-992, 993/R, 1011, 1013, 1015, 1016, Ptns 1 and 4 of 1515, 2100, 2111	Street	5			
		Other boundaries	2			
	1010, 1012, 1014, 1016	Street	5		Chief Ave	
		Other boundaries	2			
	830	Street	5			
		Other boundaries	1,89			
	1517	Street	10			
	2113	South Eastern boundary	12,59			



TSHWANE LAND USE SCHEME, 2024: SCHEDULE 1

Adopted: 08 May 2024

Comes into operation: 01 July 2024



LOTUS GARDENS

Proposals to overcome possible detrimental soil conditions on the erf to the satisfaction of the Municipality shall be contained in all building plans submitted to the Municipality for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Municipality.

LYNNWOOD MANOR

1. The owner of any erf shall be obliged to accept such material as is necessary for the proper support of, and to provide the slope to, ground works bordering on the street frontage if such erf is below the design level of the street; and if the erf is above the design level of the street he shall similarly allow a safe slope to the street cutting except that he may, in either case, build a retaining wall to the satisfaction of and within a time limit set by the Municipality.
2. On any residential erf roofs of all buildings and structures shall be of tiles, slate, thatch or concrete except with the approval of the Municipality.

MAGALIESKRUIJN EXTENSION 12

In order to overcome the proven detrimental soil conditions, the foundations and other structural aspects of the buildings shall be designed by a competent professional engineer and the details of such design shall be shown on the building plans submitted to the Municipality for approval.

MENLYN EXTENSION 9

Proposals to overcome detrimental soil conditions to the satisfaction of the Municipality shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Municipality.

MENLYN EXTENSION 10

Proposals to overcome detrimental soil conditions to the satisfaction of the Municipality shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Municipality.

MONTANA PARK

Proposals to overcome detrimental soil conditions to the satisfaction of the Municipality shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Municipality.

MONTANA PARK EXTENSION 5

Proposals to overcome detrimental soil conditions to the satisfaction of the Municipality shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Municipality.

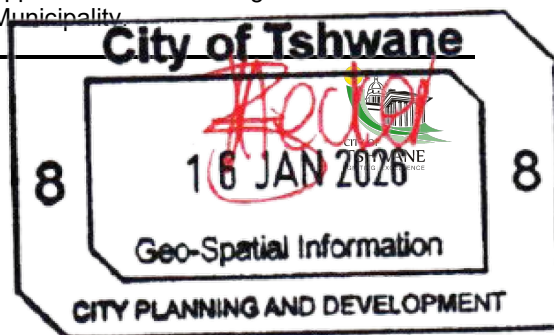
MONTANA PARK EXTENSION 13

Proposals to overcome the detrimental soil conditions to the satisfaction of the Municipality shall be contained in the building plans submitted to the Municipality for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Municipality.

TSHWANE LAND USE SCHEME, 2024: SCHEDULE 5

Adopted: 08 May 2024

Comes into operation: 01 July 2024





Economic Development and Spatial Planning

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Generated by: TSHWANE\BerniceS

Date 2026/01/16

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE IN TERMS OF THE TSHWANE LAND USE SCHEME, 2024 (TLUS)

PROPERTY LIS KEY (GIS KEY): 038800589

ZONING KEY: 038800589

SPLIT ZONING: B (1 of 3)

PROPERTY DESCRIPTION: Erf 589 LYNNWOOD MANOR (5 DARLINGTON ROAD)(Part B)

The following zoning information must be read with the Clauses and Schedules of the Tshwane Land Use Scheme, 2024 (TLUS).

A. USE ZONE 28: SPECIAL

USES PERMITTED IN TERMS OF TABLE B (COLUMN 3) OF THE TLUS	USES WITH CONSENT USE IN TERMS OF TABLE B (COLUMN 4) OF THE TLUS	USES NOT PERMITTED IN TERMS OF TABLE B (COLUMN 5) OF THE TLUS
All uses only as specified in an Annexure L	All uses only as specified in an Annexure L	All other uses only as specified in an Annexure L or all other uses not specified in an Annexure L

B ANNEXURE L	9010.PDF
C MINIMUM ERF SIZE	Not Applicable
D UNITS PER HA	Not Applicable
E DENSITY	Annexure L
F FLOOR AREA RATIO	Annexure L, subject to Clause 25
G HEIGHT	Annexure L, subject to Clause 26
H COVERAGE	Annexure L, subject to Clause 27
I OTHER APPROVALS	Not Applicable
J BUILDING LINES	Streets: Subject to Annexure L (9010.PDF) Rear and Side: Subject to Annexure L (9010.PDF)
K SCHEDULE 5	Page 21
L ATTACHED DOCUMENTS	9010.PDF, Schedule 1-P19, Schedule 5-P21

In case of any discrepancy on the property description of the Zoning Certificate, Annexure L, Other Approvals and Schedules 1 and 5, relevant SG diagrams should be obtained for proper interpretation.

Disclaimer:

In the case of any discrepancy on the property description of this zoning certificate and numbered in row "I" the validity of this document(s) need to be verified as the rights may have lapsed.

Kind regards

f: GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING

CITY PLANNING AND DEVELOPMENT
 Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Bepanning • Lefapha la Tsweletsopole ya Ikonomi le Polane ya Sebaka • Umnyango wezokuthuthukiswa kwezomNotho namaPlani weeNdawo • Kgoro ya Tlhabollo ya Ikonomi le Thulaganyo ya Mafelo • Muhasho wa Mveledziso ya Ekonomi na Vhupulani ha Fhethu • Ndzawulo ya Nhluvukiso wa Ikonomi na Vupulani bya Ndhawo • Umnyango Wezokuthuthukiswa Komnotho Nokuhlelwa Kwendawo

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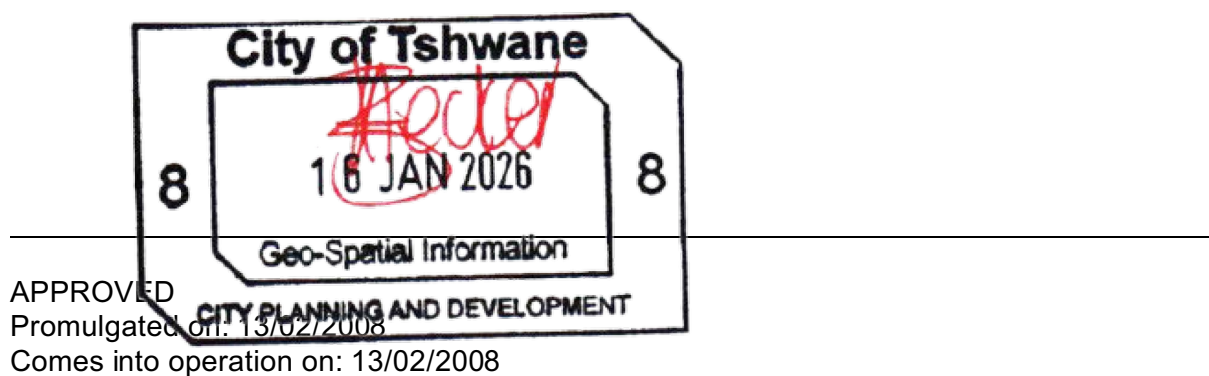
Document Ref: 038800589_20260116_112858816_1

PRETORIA TOWN-PLANNING SCHEME, 1974.

AMENDMENT SCHEME 11234.

The Pretoria Town-planning Scheme, 1974, approved by virtue of Administrator's Notice 2027, dated 20 November, 1974, is hereby amended in the following manner:

1. THE MAP, as shown on Map 3, Amendment Scheme 11234.
2. PART VIII, Schedule XIV, under the heading "Lynnwood Manor: A minimum erf size of 2000 m² for two dwelling-houses", by the deletion of the number "532".
3. By the addition of Annexure B 9010 to the Scheme.

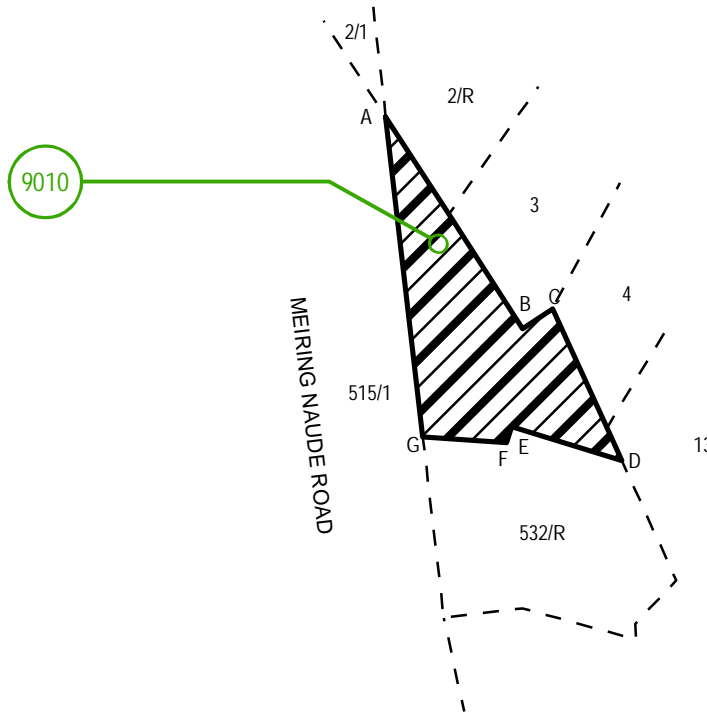


f GENERAL MANAGER: CITY PLANNING

CODE 3 **PRETORIA** TOWN PLANNING SCHEME **1974**

MAP 3 AMENDMENT SCHEME 11234 SHEET 1 OF 1 SHEETS

PART (ABCDEFG) OF ERF 532, LYNNWOOD MANOR



SCALE : 1:2,000

REFERENCE

USE ZONE

GENERAL



SPECIAL



REFERENCE TO ANNEXURE B

City of Tshwane

Reddy

16 JAN 2026

Geo-Spatial Information

8 **8**

CITY PLANNING AND DEVELOPMENT

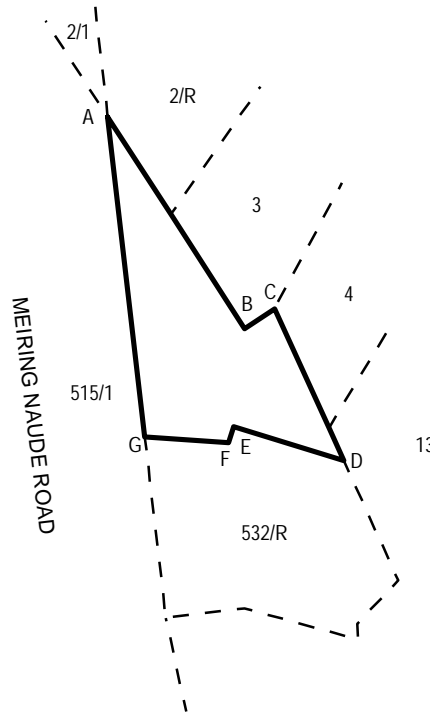
APPROVED

PROMULGATED ON: 13/02/2008

COME INTO OPERATION ON: 13/02/2008

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

PART (ABCDEFGG) OF ERF 532, LYNNWOOD MANOR



City of Tshwane

Rocky

16 JAN 2026

Geo-Spatial Information

8 **8**

CITY PLANNING AND DEVELOPMENT

f. GENERAL MANAGER: CITY PLANNING

SCALE : 1:2,000

APPROVED

PROMULGATED ON: 13/02/2008

COME INTO OPERATION ON: 13/02/2008

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

PRETORIA TOWN-PLANNING SCHEME, 1974.

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[Handwritten Signature]

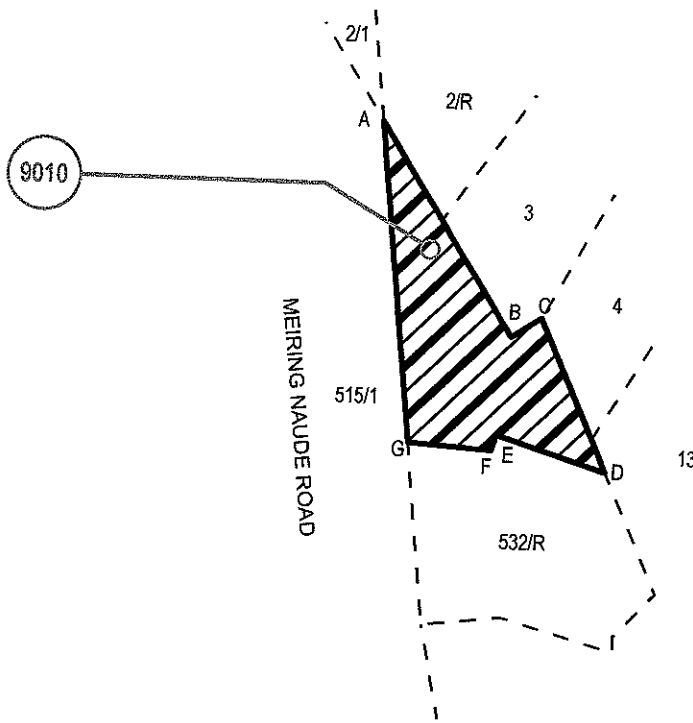
f GENERAL MANAGER: CITY PLANNING

[Handwritten notes]
08/04/09
M. ...

CODE 3 **PRETORIA** TOWN PLANNING SCHEME **1974**

MAP 3 AMENDMENT SCHEME 11234 SHEET 1 OF 1 SHEETS

PART (ABCDEFGG) OF ERF 532, LYNNWOOD MANOR



SCALE : 1:2,000

REFERENCE

USE ZONE

GENERAL



SPECIAL



REFERENCE TO ANNEXURE B

City of Tshwane

8

16 JAN 2026

APPROVED

Geo-Spatial Information

FROMULGATED ON:

13/02/2008

CITY PLANNING AND DEVELOPMENT

COME INTO OPERATION ON:

13/02/2008

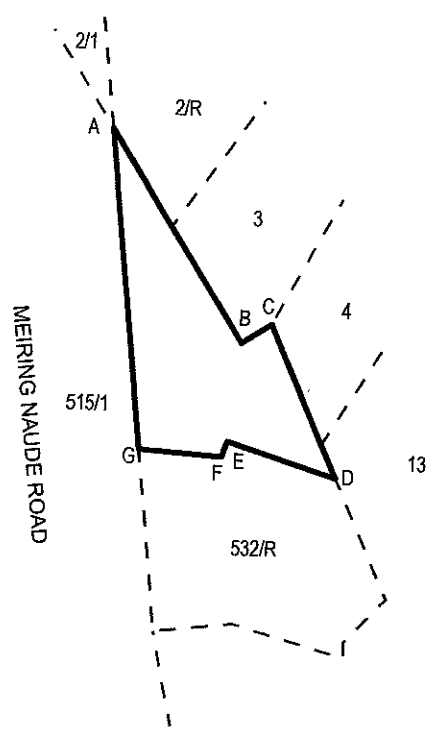
f. GENERAL MANAGER, CITY PLANNING

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

CODE 3 **PRETORIA** TOWN PLANNING SCHEME **1974**

ANNEXURE B (9010) AMENDMENT SCHEME 11234 SHEET 1 OF 5 SHEETS

PART (ABCDEFGG) OF ERF 532, LYNNWOOD MANOR



SCALE : 1:2,000

City of Tshwane

8

16 JAN 2026

Geo-Spatial Information

f. GENERAL MANAGER: CITY PLANNING
CITY PLANNING AND DEVELOPMENT

APPROVED

8

PROMULGATED ON: 13/02/2008

COME INTO OPERATION ON: 13/02/2008

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

CODE 3

PRETORIA

TOWN-PLANNING SCHEME

1974

ANNEXURE B

9010

AMENDMENT SCHEME

11234

SHEET

2

OF

5

SHEETS

PART (ABCDEFGH) OF ERF 532, LYNNWOOD MANOR

1	Use Zone	XIV: SPECIAL
2	Uses permitted	Conference centre, Social hall.
3	Uses with consent	None.
4	Uses not permitted	All other uses.
5	Definitions	<p>(1) For the purposes of this scheme a conference centre means land and a building designed or used for conference or seminar purposes with an ancillary dining facility for the exclusive use of the conferees, but does not include uses as defined under "place of amusement", "place of refreshment" and "place of public worship".</p> <p>(2) For the purposes of this scheme a social hall means land and buildings used for, inter alia, social gatherings, and wedding receptions, and may include a bride's dressing room and a chapel, but does not include uses as defined under "place of amusement", "place of refreshment" and "place of public worship".</p>
6	Density	Not applicable
7	Coverage	40%.
8	Height	2 storeys: Provided that the second storey shall only be allowed if the Municipality is satisfied that such storey will not detrimentally affect the privacy of the adjoining property owners.
9	Floor space ratio	0,4: Provided that the number of seats shall be limited to 100 seats, if sufficient parking could be provided.
10	Site development plan and landscape development plan	(1) A site development plan and a landscape development plan, unless otherwise determined by the Municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality for approval prior to the submission of building plans.

City of Tshwane

8

16 JAN 2026

8

APPROVED

Geo-Spatial Information

PROMULGATED ON :

13/02/2008

COME INTO OPERATION ON :

13/02/2008

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

f. STRATEGIC PLANNING AND DEVELOPMENT
DEVELOPMENT AND REGIONAL SERVICES

CODE 3

PRETORIA

TOWN-PLANNING SCHEME

1974

ANNEXURE B

9010

AMENDMENT SCHEME

11234

SHEET

3

OF

5

SHEETS

PART (ABCDEFGH) OF ERF 532, LYNNWOOD MANOR

(2) The landscaping, in terms of the landscape development plan, shall be completed by completion of the development or any phase thereof. The continued maintenance of the landscape development shall be to the satisfaction of the Municipality.

(3) A landscaped buffer zone, at least 2,0 m wide, shall be provided for visual screening on the erf boundary, abutting to residential erven, in accordance with the approved landscape development plan and to the satisfaction of the Municipality.

11 Building lines

In accordance with an approved site development plan.

12 Parking requirements

1) Demarcated parking spaces (minimum 2,5 m x 5,0 m) with a permanent dust-free surface, together with the necessary maneuvering space, shall be provided and maintained on the erf to the satisfaction of the Municipality as follows:

0,7 Parking spaces per seat. (Clause 25.(6) of the scheme excluded).

2) The owner shall take the necessary actions to discourage possible overflow parking in the street reserve, to the satisfaction of the Municipality. Such measures shall be indicated on the site development plan.

13 Paving of traffic areas

All parts of the erf upon which motor vehicles are allowed to move or park, shall be provided with a permanent dust-free surface, which surface shall be paved, drained and maintained to the satisfaction of the Municipality.

14 Access to the erf

(1) Entrances to and exits from the erf shall be located, constructed and maintained to the satisfaction of the Municipality.

City of Tshwane

8

16 JAN 2026

Geo-Spatial Information

APPROVED

PROMULGATED ON :

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CITY OF TSHWANE METROPOLITAN MUNICIPALITY

CITY PLANNING AND DEVELOPMENT
 f. STRATEGIC EXECUTIVE DIRECTOR: CITY PLANNING,
 DEVELOPMENT AND REGIONAL SERVICES

CODE 3

PRETORIA

TOWN-PLANNING SCHEME

1974

ANNEXURE B

9010

AMENDMENT SCHEME

11234

SHEET

4

OF

5

SHEETS

PART (ABCDEFGH) OF ERF 532, LYNNWOOD MANOR

		(2) Any panhandle must provide for two way traffic, i.e. at least 6 m wide or 7 m if walls are to be provided on both sides. Should a one-way system be considered the entrance and exits must be at least 4 m wide.
15	Loading and off-loading facilities	All loading and off-loading activities shall take place on the erf.
16	Turning facilities	Turning facilities for small/medium vehicles must be provided and maintained on site.
17	Physical barriers	<p>(1) A permanent non-removable physical barrier shall be erected and maintained on the street boundary of the erf (approved entrances and exits excluded) to the satisfaction of the Municipality.</p> <p>(2) A screen wall (brick wall minimum 2,1 m high), if required by the Municipality, shall be erected and maintained on the boundaries of the erf, to the satisfaction of the Municipality. The design, height and finish of the screen wall shall be to the satisfaction of the Municipality.</p>
18	Health measures	<p>(1) Any requirements for air pollution-, noise abatement- or health control measures set by the Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality.</p> <p>(2) No air conditioning units or compressors may be mounted to the exterior walls of buildings without the prior consent of the Municipality.</p> <p>(3) Flood lights or spot lights used to illuminate buildings or signs, should be positioned as such that none of the light spills onto adjacent properties or shines into the eyes of motorists or pedestrians. Lights may also not shine higher than 0,5 m beneath the top of the building to prevent light pollution.</p>

City of Tshwane

APPROVED

16 JAN 2026

8

PROMULGATED ON :

13/02/2008

COME INTO OPERATION ON :

13/02/2008

f. STRATEGIC EXECUTIVE DIRECTOR: CITY PLANNING, DEVELOPMENT AND REGIONAL SERVICES

CITY PLANNING AND DEVELOPMENT

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

CODE 3 **PRETORIA** TOWN-PLANNING SCHEME **1974**

ANNEXURE B **9010** AMENDMENT SCHEME 11234 SHEET 5 OF 5 SHEETS

PART (ABCDEFGH) OF ERF 532, LYNNWOOD MANOR

19	Outdoor advertising	Advertisements and/or sign boards shall not be erected or displayed on the erf without the written consent of the Municipality first being obtained in terms of municipal by-laws for outdoor advertising.
----	---------------------	--

20 General:

- 1) The erf may not be subdivided and the conference centre/social hall shall be operated as a single, integrated facility with Remainder of Erf 2, Lynnwood Manor (guest house).
- 2) No retail activities, retail industries and/or the exhibition of goods shall be permitted on the erf whatsoever.
- 3) Bar facilities, trade in wine, beer or any other spirituous liquors shall only be permitted on the erf for the exclusive use by conferees.
- 4) No music or any other sound shall be audible outside the property boundaries.
- 5) In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Pretoria Town-planning Scheme, 1974.

City of Tshwane

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Recker
16 JAN 2026

APPROVED

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PROMULGATED ON : 13/02/2008

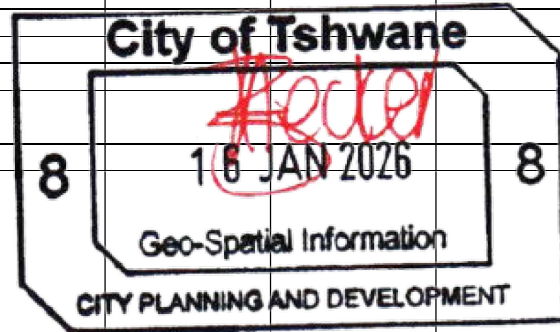
COME INTO OPERATION ON : 13/02/2008

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

Geo-Spatial Information

f. STRATEGIC EXECUTIVE DIRECTOR: CITY PLANNING, DEVELOPMENT AND REGIONAL DEVELOPMENT
CITY PLANNING AND DEVELOPMENT

Township, Agricultural Holdings or Farms	Er/ Property	Position applicable	Building line(s) in Metres for all storeys except where otherwise indicated	Road / boundary where access is not permitted	Boundaries to which access is limited	Boundaries: Physical barrier required
(1)	(2)	(3)	(4)	(5)	(6)	(7)
Lynnwood X1		Road P128/1	12			
		Lynnwood Road	12			
		All other streets	10			
Lynnwood Glen		Lynnwood Road	12			
		Road M1312	12			
		All other streets	7,5			
Lynnwood Manor		All streets	7,5			
		Residential 4 erven	10,668			
Lynnwood Manor X1		All streets	8			
Lynnwood Manor X3		All streets	5			
Lynnwood Park		All streets	6			
Lynnwood Ridge		All streets	7			
Lynnwood Ridge X1		All streets	16			
Lyttelton Manor	7-64, 158-181, 225-232, 235, 241-243, 250, 254-257, 259-293, 295-303, 306/R	Street	5			
		Other boundaries	2			
	251	Botha Ave	8			
	258	Street	8			
		Other boundaries	2			
	359/R	Western boundary	10			
		Southern boundary	13			
	387	Street	10			
Lyttelton Manor X1	785, 786, 789-822, 825, 827, 829, 831-850, 855, RE & Ptns 1, 2, 3, of 857, 983-992, 993/R, 1011, 1013, 1015, 1016, Ptns 1 and 4 of 1515, 2100, 2111	Street	5			
		Other boundaries	2			
	1010, 1012, 1014, 1016	Street	5		Chief Ave	
		Other boundaries	2			
	830	Street	5			
		Other boundaries	1,89			
	1517	Street	10			
	2113	South Eastern boundary	12,59			



TSHWANE LAND USE SCHEME, 2024: SCHEDULE 1

Adopted: 08 May 2024

Comes into operation: 01 July 2024



LOTUS GARDENS

Proposals to overcome possible detrimental soil conditions on the erf to the satisfaction of the Municipality shall be contained in all building plans submitted to the Municipality for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Municipality.

LYNNWOOD MANOR

1. The owner of any erf shall be obliged to accept such material as is necessary for the proper support of, and to provide the slope to, ground works bordering on the street frontage if such erf is below the design level of the street; and if the erf is above the design level of the street he shall similarly allow a safe slope to the street cutting except that he may, in either case, build a retaining wall to the satisfaction of and within a time limit set by the Municipality.
2. On any residential erf roofs of all buildings and structures shall be of tiles, slate, thatch or concrete except with the approval of the Municipality.

MAGALIESKRUIJN EXTENSION 12

In order to overcome the proven detrimental soil conditions, the foundations and other structural aspects of the buildings shall be designed by a competent professional engineer and the details of such design shall be shown on the building plans submitted to the Municipality for approval.

MENLYN EXTENSION 9

Proposals to overcome detrimental soil conditions to the satisfaction of the Municipality shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Municipality.

MENLYN EXTENSION 10

Proposals to overcome detrimental soil conditions to the satisfaction of the Municipality shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Municipality.

MONTANA PARK

Proposals to overcome detrimental soil conditions to the satisfaction of the Municipality shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Municipality.

MONTANA PARK EXTENSION 5

Proposals to overcome detrimental soil conditions to the satisfaction of the Municipality shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the Municipality.

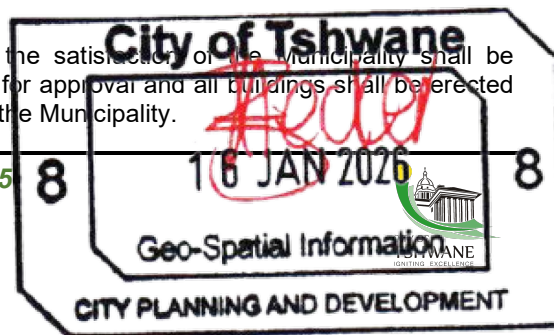
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TSHWANE LAND USE SCHEME, 2024: SCHEDULE 5

Adopted: 08 May 2024

Comes into operation: 01 July 2024





Economic Development and Spatial Planning

3rd Floor | Middestad Building | 252 Thabo Sehume Street | Pretoria | 0002
 PO Box 440 | Pretoria | 0001
 Tel: 012 358 7988
 Email: geoinfoservice@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOfTshwane

Generated by: TSHWANE\BerniceS

Date 2026/01/16

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE IN TERMS OF THE TSHWANE LAND USE SCHEME, 2024 (TLUS)

PROPERTY LIS KEY (GIS KEY): 038800589

ZONING KEY: 038800589

SPLIT ZONING: C (1 of 3)

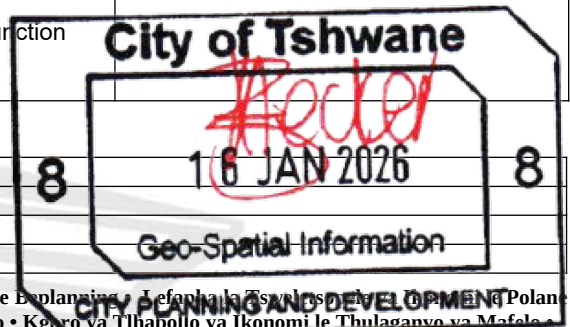
PROPERTY DESCRIPTION: Erf 589 LYNNWOOD MANOR (5 DARLINGTON ROAD)(Part C)

The following zoning information must be read with the Clauses and Schedules of the Tshwane Land Use Scheme, 2024 (TLUS).

A. USE ZONE 1: RESIDENTIAL 1

USES PERMITTED IN TERMS OF TABLE B (COLUMN 3) OF THE TLUS	USES WITH CONSENT USE IN TERMS OF TABLE B (COLUMN 4) OF THE TLUS	USES NOT PERMITTED IN TERMS OF TABLE B (COLUMN 5) OF THE TLUS
Consulate Dwelling House Additional Dwelling House in areas described in Schedule 11, Schedule 12, Schedule 13 and Schedule 14 Embassy Home Enterprise subject to Schedule 9	Apartment Building Backpackers Commune Guest House Institution Medical Consulting Room which does not comply with Schedule 9 Parking Site adjacent to Use Zone 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18 and 28 Place of Day Care for the Aged which does not comply with Schedule 9 Place of Child Care which does not comply with Schedule 9 Place of Instruction which does not comply with Schedule 9 Place of Public Worship Retail Industry which does not comply with Schedule 9 Retirement Centre Social Hall Sport and Recreation Ground Veterinary Clinic which does not comply with Schedule 9 Veterinary Hospital Wall of Remembrance in conjunction with a Place of Public Worship	All other uses not listed in Columns (3) and (4)

B	ANNEXURE L	Not Applicable
C	MINIMUM ERF SIZE	1000
D	UNITS PER HA	Not Applicable
E	DENSITY	Schedule 14



Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Lefapha la Tshwane le Tsoelikeho le Tsoelikeho • Polano ya Sebaka • UmNyango wezokuThuthukiswa kwezomNotho namaPlani weeNdawo • Kgoro ya Tlhabollo ya Ikonomi le Thulaganyo ya Mafelo • Muhasho wa Mveledziso ya Ekonomi na Vhupulani ha Fhethu • Ndzawulo ya Nhluvukiso wa Ikonomi na Vupulani bya Ndhawu • Umnyango Wezokuthukiswa Komnotho Nokuhlelwa Kwendawo

On request, this document can be provided in another official language.

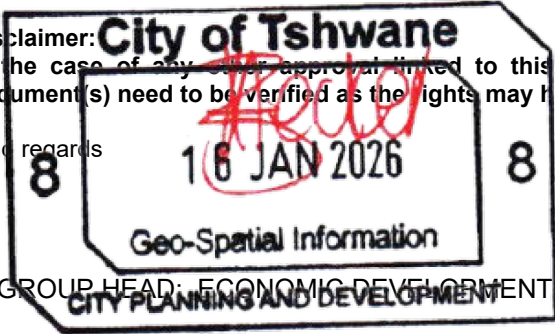
Document Ref: 038800589_20260116_112902450_1

F	FLOOR AREA RATIO	Table C, FAR Zone 21, subject to Clause 25
G	HEIGHT	Table D, Height Zone 10, subject to Clause 26
H	COVERAGE	Table E, Coverage Zone 5, subject to Clause 27
I	OTHER APPROVALS	Not Applicable
J	BUILDING LINES	Streets: Subject to Schedule 1
		Rear and Side: Subject to Clause 12
K	SCHEDULE 5	Page 21
L	ATTACHED DOCUMENTS	Schedule 1-P19,Schedule 5-P21

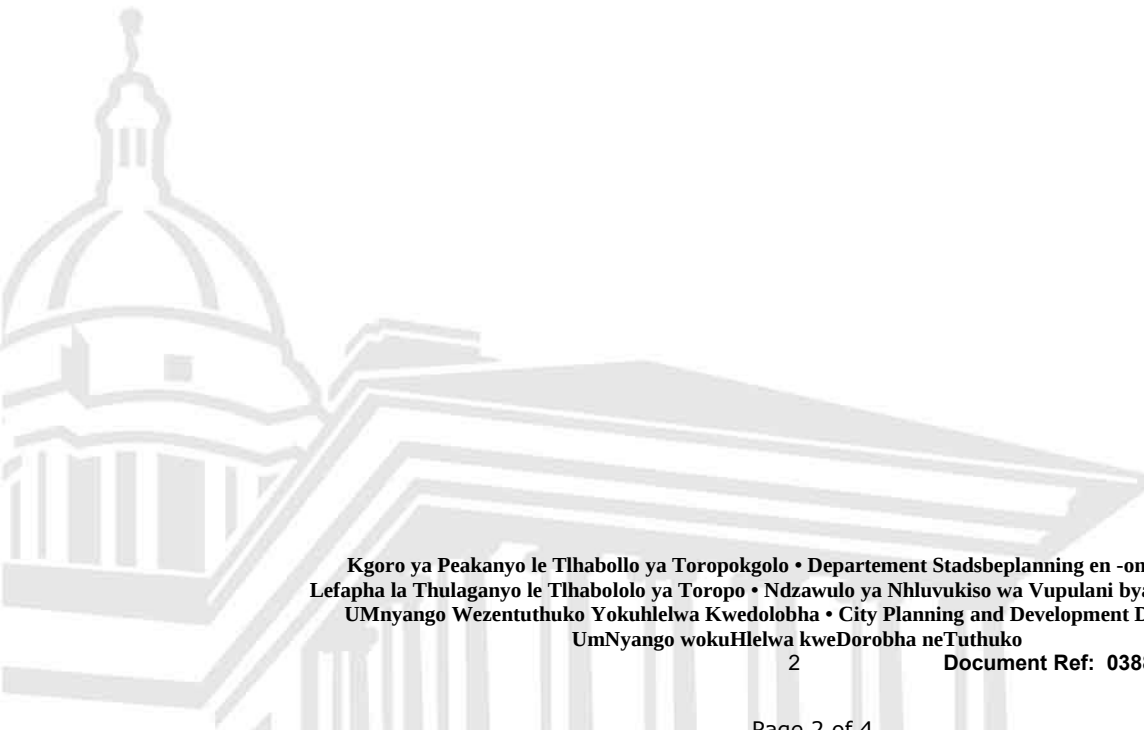
In case of any discrepancy on the property description of the Zoning Certificate, Annexure L, Other Approvals and Schedules 1 and 5, relevant SG diagrams should be obtained for proper interpretation.

Disclaimer: In the case of any other approval linked to this zoning certificate and numbered in row "I" the validity of this document(s) need to be verified as the rights may have lapsed.

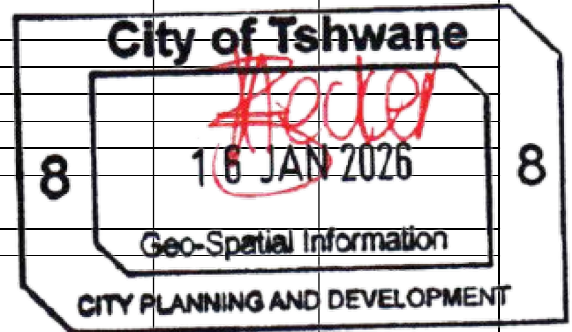
Kind regards



f: GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING



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TSHWANE LAND USE SCHEME, 2024: SCHEDULE 1

Adopted: 08 May 2024

Comes into operation: 01 July 2024



LOTUS GARDENS

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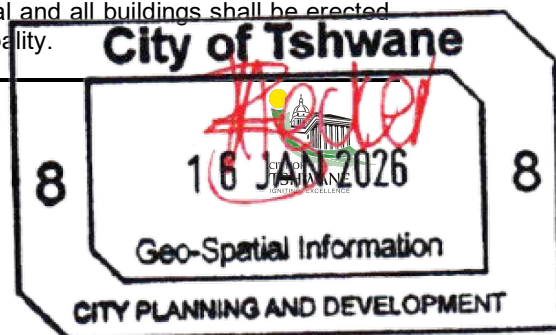
MONTANA PARK EXTENSION 13

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TSHWANE LAND USE SCHEME, 2024: SCHEDULE 5

Adopted: 08 May 2024

Comes into operation: 01 July 2024



SCHEDULE OF RIGHTS			
Property Description		Site Area: 9410m ²	
Erf Portion: 1309			
Street Front: Darlington road			
Suburb: Lynwood Manor			
Town: City: Pretoria			
ZONING INFORMATION			
Town planning Scheme	Pretoria Town-planning Scheme	Amended Scheme no.	Use Zone: Residential restaurant
UNIT AREAS			
unit offices	208m ²	No. of offices	2
restaurant	568m ²		2
guest rooms	651m ²		20
function halls	417m ²		4
Ablution	127m ²		5
Carports etc.	97m ²		2
spa	300m ²		1
staff flat	21m ²		1
TOTAL	2530		
DEVELOPMENT CONTROL MEASURES			
permissible	control measure	Actual	
2storeys	height of buildings coverage	2 Storeys	207% 8410-0.27%
40%	F.A.R. Density	0.4	2530/9410-0.27
20 rooms	No. of rooms	21	currently
PARKINGS			
parking ratio as per use	number of rooms/ seats	parking bays required	
1 parking bay / guest room		100 parkings because areas are not used simultaneously	
25 parking / 100m ² social hall			
1 parking bay/office guest management			
1 parking / 5m ² lecture halls			



PROJECT	AS-BUILD DRAWINGS OF ADDITIONS TO EXISTING GUEST HOUSE FOR MR. ANDREW BURDEN AT ERF 589, LYNWOOD MANOR, DARLINGTON RD
CLIENT	MR. ANDREW BURDEN
STAND No.	ERF 576 LYNWOOD MANOR
ADDRESS	DARLINGTON RD NOS
DRAWING TITLE	TENNISHOTTEL
SITE DEVELOPMENT PLAN	
DRAWING SCALE	DATE
1:200	2026/06/02
CHECKED	DRAWN BY
	Hendrik
DATE PRINTED	REV
2026/06/02	1

OWNER

Mattheus Architects

CEL NO: 072 461 6620
SACAP 6546
mattheus.architects@gmail.com

TOTAL SITE AREA	9410m ²
-----------------	--------------------

Drainage

- Provide recessing traps to all waste fittings.
- Advise on access to piping to be provided.
- Provide marked covers to paving above all drainage pipes.
- Provide cleaning eyes to all connections and changes in direction. CE's no more than 20m apart.
- 200mm cast iron under all buildings.
- All waste pipes shall exceed 300mm in length must have dia 50 air-vac traps.
- Shower needs to have copper traps 100-150mm min.

Cladding

All cladding must comply to SABS 0400-1990 part 11.

Normal thickness and max. glass areas to comply with SABS 0137

4mm - 1 x 1.5 SQM
6mm - 1.5 SQM to 2.1 SQM
8mm - 2.1 SQM to 3.2 SQM

Clear glass used in doors must be marked so that it is visible.

Brick safety glass must be used if the underside of a window is lower than 300mm above U.L.L.

If walkway laid straight in a window, use safety glass where the underside of the window is lower than 600mm above U.L.L.

NOTES:

All dimensions to be checked on site and on drawings, any discrepancies to be reported to the architect before work is put in hand. Only figured dimensions are to be taken. The drawing is the property of Mattheus Architects. Copyright is reserved by them and this drawing is issued on the condition that it is not copied, reproduced, printed or disclosed to any person, without the written consent of Mattheus Architects.

All levels to be checked on site and on drawings, any discrepancies to be reported to the Architect before any work is put in hand. All levels shown are finished floor levels. All structural work is to be checked by an Engineer. Soil conditions to be approved by a Soil Engineer.

All work is to be in accordance with SABS 0400

Ablution:	Offices/ reception G1 1 person /15sqm	Lecture rooms A3 1person /5m ²
	2 people 1WC, 1Urinal & 1thwb	195m ² 5-39 people
	guestrooms H3 1person /room	social halls 1person /4m ²
	20 people	table G page 70 townplanning scheme
	1xWC's, 1xsh & 1thwb's/ room	55.5 people
		men= 23 people 4xWC's, 7xUrinals & 6thwb's
		ladies =23 people = 7xWC's & 6thwb's

REV	DATE	BY	DETAILS