

## DISCLAIMER:

**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.: TPH24593

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

PO Box 11437  
Silver Lakes  
0054

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
ECONOMIC DEVELOPMENT AND SPATIAL PLANNING  
PO BOX 3242  
PRETORIA  
0001**

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

## ONLINE SUBMISSION

### APPLICATION IN TERMS OF SECTION 16(12)(a)(ii) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024) FOR THE CONSOLIDATION OF ERF 3, THE REMAINDER OF ERF 532 AND ER 589, LYNNWOOD MANOR

The registered owners of the above-mentioned properties instructed our office to submit an application with your Municipality for the consolidation of same.

Kindly note that this application must be read simultaneously with the applications for rezoning and removal of restrictive Title Conditions.

Attached for your attention is the following:

- Copy of this cover letter addressed to the Strategic Executive: City Planning and Development.
- Copy of the Proof of payment to the amount of R1140-00 being the application fees.
- Copy of the application forms COT: F/1, COT: F/8 and the COT: F/10 checklist.
- Copy of the Company Resolution and Power of Attorney.
- Copy of the Company documentation.
- Copy of the bondholders consent (Remainder of Erf 532, Lynnwood Manor).
- Copy of the pre-application consultation with the City of Tshwane's Services Department.
- Copy of the Motivating Memorandum.
- Copy of the Locality Plan.
- Copy of the Zoning Certificates.
- Copy of the registered Title Deeds.
- Copy of the proposed Consolidation Plan.

Trusting 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:

<b>Reference number</b>	4039841357
<b>Beneficiary name</b>	CITY OF TSHWANE (A)
<b>Bank name</b>	ABSA BANK
<b>Beneficiary account number</b>	XXXXXXXXXXXX8263
<b>Beneficiary branch number</b>	63200500
<b>Beneficiary reference</b>	LU63038800003CON
<b>Amount</b>	R1140.00
<b>Payment date and time</b>	2026-05-21 12h46

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

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

Directors: N Nyembezi (Chairman) DWP Hodnett\* (Chief Executive Officer) LL Bam HJ Berrange PLH Cook A Daehnke\* OA David-Borha1 GJ Fraser-Moleketi GMB Kennealy BJ Kruger Li Li2 JH Maree NNA Matyumza RN Ogega3 Fenglin Tian2 SK Tshabalala\*

Company Secretary: K Froneman - 2025/10/10

\*Executive Director 1Nigerian 2Chinese 3Kenyan

COT: F/1

**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"/>
<b>Applicant Details: Individual</b>			
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"/>
<b>Applicant Details: Legal Entity / Other</b>			
Name	THE TOWN PLANNING HUB CC		
Registration number	1999/010392/23		
Representative name	BEATRIX ELIZABETH FLETCHER		
<b>Physical Address of the Applicant</b>			
<b>Physical Address (Work)</b>			
Address Line 1 (street no)	1		
Address Line 2 (street name)	COLE ROAD		
Township	SHERE AH	Postal Code	0084
Specify City	PRETORIA		
<b>Physical Address (Home)</b>			
Address Line 1 (street no)	N/A		
Address Line 2 (street name)			
Township		Postal Code	
Specify City			
<b>Postal Address of the Applicant</b>			
Postal Type	PO Box <input 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		
<b>Communication Details of the Applicant</b>			
E-Mail Address	bea@tph.co.za		
Cell Phone	082 807 2030		
Home Phone			
Work Phone	012 809 2229		
Home fax			
Work fax			
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"/>
<b>Owner Details : Individual</b>			
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"/>		
<b>Owner Details: Legal Entity/other</b>			
Name	5 DARLINGTON ROAD CC		
Registration number	2001/011966/07		
Representative name	ANETTE BURDEN		
<b>Physical Address of the Owner</b>			
<b>Physical Address (Work)</b>			
Address Line 1 (street no)	5		
Address Line 2 (street name)	DARLINGTON ROAD		
Township	LYNNWOOD MANOR	Postal Code	0081
Specify City	PRETORIA		
<b>Physical Address (Home)</b>			
Address Line 1(street no)	N/A		
Address Line 2 (street name)			
Township		Postal Code	
Specify City			
<b>Postal Address of the Owner</b>			
Postal Type	PO Box <input type="checkbox"/> Private Bag <input type="checkbox"/>	Physical Address (Home) <input type="checkbox"/> Physical Address ( Work) <input type="checkbox"/>	
Postal Number	PO BOX 270		
Township	PERSEQUOR PARK	Postal Code	0020
City	JOHANNESBURG		
<b>Communication Details of the Owner</b>			
E-Mail Address	anette@casatoscana.co.za		
Cell Phone	082 787 6144		
Home Phone	-		
Work Phone	012 348 8820		
Preferred method of communication – please indicate	E-Mail		

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

**COT: F/8**

**APPLICATION FORM FOR SUBDIVISION AND/OR CONSOLIDATION APPLICATION IN TERMS OF SECTION 16(12) AND AS REQUIRED IN TERMS OF SCHEDULE 8 OR SCHEDULE 9 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		
Erf / Plot / Farm No	3	Portion (e.g. /R1)	
Ward	46		
Street Name	DARLINGTON ROAD		
Street Number	7A	Planning Region	6

<b>SUBDIVISION OR SIMULTANEOUS SUBDIVISION AND CONSOLIDATION</b>				
Proposed Portion Description	Buildable Area (m <sup>2</sup> )	Panhandle Area (m <sup>2</sup> )	Panhandle Width (m)	Portion Area

<b>CONSOLIDATION DETAILS</b>	
Proposed Portion Description	Size (m <sup>2</sup> )
ERF 3 LYNNWOOD MANOR	1 983m <sup>2</sup>
REMAINDER OF ERF 532 LYNNWOOD MANOR	2 668m <sup>2</sup>
ERF 589, LYNNWOOD MANOR	4 759m <sup>2</sup>
<b>TOTAL</b>	<b>9 410m<sup>2</sup></b>

Town-planning or Land Use Scheme	TSHWANE LAND USE SCHEME, 2024		
Present Zoning (Scheme)	"RESIDENTIAL 1"		
Present Height (Scheme)	2 STOREYS		
Present Density( Scheme)	MIN. ERF SIZE 700m <sup>2</sup>		
Present Coverage (Scheme)	50%	Present FAR (Scheme)	
Present Annexure No	T12119	Present Amendment Scheme No	8849
Present Land Value	R2650000		
Property Size (m <sup>2</sup> )	1 983m <sup>2</sup>		
Existing Development	EXISTING CASA TOSCANA LODGE		
Title Deed Number	T83714/2014		
Restrictive Title Deed Condition paragraph No	<b>T83715/2014 (Erf 3)</b> 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)		
Does all the erven to be consolidated belong to the same owner?	YES		

**APPLICATION FORM FOR SUBDIVISION AND/OR CONSOLIDATION APPLICATION IN TERMS OF SECTION 16(12) AND AS REQUIRED IN TERMS OF SCHEDULE 8 OR SCHEDULE 9 TO THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

**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	532	Portion (e.g. /R1)	R
Ward	46		
Street Name	OXFORD LANE		
Street Number	6	Planning Region	6

<b>SUBDIVISION OR SIMULTANEOUS SUBDIVISION AND CONSOLIDATION</b>				
Proposed Portion Description	Buildable Area (m <sup>2</sup> )	Panhandle Area (m <sup>2</sup> )	Panhandle Width (m)	Portion Area

<b>CONSOLIDATION DETAILS</b>	
Proposed Portion Description	Size (m <sup>2</sup> )
ERF 3 LYNNWOOD MANOR	1 983m <sup>2</sup>
REMAINDER OF ERF 532 LYNNWOOD MANOR	2 668m <sup>2</sup>
ERF 589, LYNNWOOD MANOR	4 759m <sup>2</sup>
<b>TOTAL</b>	<b>9 410m<sup>2</sup></b>

Town-planning or Land Use Scheme	TSHWANE LAND USE SCHEME, 2024		
Present Zoning (Scheme)	"RESIDENTIAL 1"		
Present Height (Scheme)	Table D, Height Zone 10, subject to Clause 26		
Present Density( Scheme)	1000m <sup>2</sup>		
Present Coverage (Scheme)	Table E, Coverage Zone 5, subject to Clause 27	Present FAR (Scheme)	Table C, FAR Zone 21, subject to Clause 25
Present Annexure No		Present Amendment Scheme No	
Present Land Value	R3250000		
Property Size (m <sup>2</sup> )	2668m <sup>2</sup>		
Existing Development	Existing Casa Toscana Lodge		
Title Deed Number	T66268/2017		
Restrictive Title Deed Condition paragraph No	<b>T66268/2017 (Erf R.532)</b> 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		
Does all the erven to be consolidated belong to the same owner?	YES		

**APPLICATION FORM FOR SUBDIVISION AND/OR CONSOLIDATION APPLICATION IN TERMS OF SECTION 16(12) AND AS REQUIRED IN TERMS OF SCHEDULE 8 OR SCHEDULE 9 TO THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

**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	589	Portion (e.g. /R1)	-
Ward	46		
Street Name	DARLINGTON ROAD		
Street Number	5	Planning Region	6

<b>SUBDIVISION OR SIMULTANEOUS SUBDIVISION AND CONSOLIDATION</b>				
Proposed Portion Description	Buildable Area (m <sup>2</sup> )	Panhandle Area (m <sup>2</sup> )	Panhandle Width (m)	Portion Area

<b>CONSOLIDATION DETAILS</b>	
Proposed Portion Description	Size (m <sup>2</sup> )
ERF 3 LYNNWOOD MANOR	1 983m <sup>2</sup>
REMAINDER OF ERF 532 LYNNWOOD MANOR	2 668m <sup>2</sup>
ERF 589, LYNNWOOD MANOR	4 759m <sup>2</sup>
<b>TOTAL</b>	<b>9 410m<sup>2</sup></b>

Town-planning or Land Use Scheme	TSHWANE LAND USE SCHEME, 2024		
Present Zoning (Scheme)	"SPECIAL" FOR ONE GUEST HOUSE AND/OR DWELLING-HOUSE AND A CELLULAR TELEPHONE MAST ( <b>PART A</b> )		
Present Height (Scheme)	2 STOREYS		
Present Density( Scheme)	8 DOUBLE SUITES / 16 GUESTS		
Present Coverage (Scheme)	AS PER SDP	Present FAR (Scheme)	0.4
Present Annexure No	6140	Present Amendment Scheme No	8238
Present Land Value			
Property Size (m <sup>2</sup> )	4 759m <sup>2</sup>		
Existing Development	Existing Casa Toscana Lodge		
Title Deed Number	T74186/2025		
Restrictive Title Deed Condition paragraph No	<b>T74186/2025 (Erf 589)</b> 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)		
Does all the erven to be consolidated belong to the same owner?	YES		

**APPLICATION FORM FOR SUBDIVISION AND/OR CONSOLIDATION APPLICATION IN TERMS OF SECTION 16(12) AND AS REQUIRED IN TERMS OF SCHEDULE 8 OR SCHEDULE 9 TO THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

**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	589	Portion (e.g. /R1)	-
Ward	46		
Street Name	DARLINGTON ROAD		
Street Number	5	Planning Region	6

<b>SUBDIVISION OR SIMULTANEOUS SUBDIVISION AND CONSOLIDATION</b>				
Proposed Portion Description	Buildable Area (m <sup>2</sup> )	Panhandle Area (m <sup>2</sup> )	Panhandle Width (m)	Portion Area

<b>CONSOLIDATION DETAILS</b>	
Proposed Portion Description	Size (m <sup>2</sup> )
ERF 3 LYNNWOOD MANOR	1 983m <sup>2</sup>
REMAINDER OF ERF 532 LYNNWOOD MANOR	2 668m <sup>2</sup>
ERF 589, LYNNWOOD MANOR	4 759m <sup>2</sup>
<b>TOTAL</b>	<b>9 410m<sup>2</sup></b>

Town-planning or Land Use Scheme	TSHWANE LAND USE SCHEME, 2024		
Present Zoning (Scheme)	"SPECIAL" FOR CONFERENCE CENTRE, SOCIAL HALL ( <b>PART B</b> )		
Present Height (Scheme)	2 STOREYS		
Present Density( Scheme)	NOT APPLICABLE		
Present Coverage (Scheme)	40%	Present FAR (Scheme)	0.4 (SEATS LIMITED TO 100 SEATS)
Present Annexure No	9010	Present Amendment Scheme No	11234
Present Land Value			
Property Size (m <sup>2</sup> )	4 759m <sup>2</sup>		
Existing Development	Existing Casa Toscana Lodge		
Title Deed Number	T74186/2025		
Restrictive Title Deed Condition paragraph No	<b>T74186/2025 (Erf 589)</b> 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)		
Does all the erven to be consolidated belong to the same owner?	YES		

**APPLICATION FORM FOR SUBDIVISION AND/OR CONSOLIDATION APPLICATION IN TERMS OF SECTION 16(12) AND AS REQUIRED IN TERMS OF SCHEDULE 8 OR SCHEDULE 9 TO THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016**

**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	589	Portion (e.g. /R1)	-
Ward	46		
Street Name	DARLINGTON ROAD		
Street Number	5	Planning Region	6

<b>SUBDIVISION OR SIMULTANEOUS SUBDIVISION AND CONSOLIDATION</b>				
Proposed Portion Description	Buildable Area (m <sup>2</sup> )	Panhandle Area (m <sup>2</sup> )	Panhandle Width (m)	Portion Area

<b>CONSOLIDATION DETAILS</b>	
Proposed Portion Description	Size (m <sup>2</sup> )
ERF 3 LYNNWOOD MANOR	1 983m <sup>2</sup>
REMAINDER OF ERF 532 LYNNWOOD MANOR	2 668m <sup>2</sup>
ERF 589, LYNNWOOD MANOR	4 759m <sup>2</sup>
<b>TOTAL</b>	<b>9 410m<sup>2</sup></b>

Town-planning or Land Use Scheme	TSHWANE LAND USE SCHEME, 2024		
Present Zoning (Scheme)	"RESIDENTIAL 1" (PART C)		
Present Height (Scheme)	2 STOREYS		
Present Density( Scheme)	1000m <sup>2</sup>		
Present Coverage (Scheme)	50%	Present FAR (Scheme)	AS PER SCHEME
Present Annexure No	N/A	Present Amendment Scheme No	N/A
Present Land Value			
Property Size (m <sup>2</sup> )	4 759m <sup>2</sup>		
Existing Development	Existing Casa Toscana Lodge		
Title Deed Number	T74186/2025		
Restrictive Title Deed Condition paragraph No	<b>T74186/2025 (Erf 589)</b> 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)		
Does all the erven to be consolidated belong to the same owner?	YES		

**REQUIRED DOCUMENTS**

Receipt of application fees	X	Covering Letter	X	Power of Attorney	X
Company/Close Corporation/Trust resolution	X	Proof of Members of Company /Close Corporation/Trust	X	Proof of Marital Status of the Owner	-
Bondholder's Consent	-	Motivating Memorandum	X	EIA executive Summary if relevant	-
Subdivision and/or consolidation plans	X	Locality Plan	X	Subdivision and/or consolidation Plans	X
Registered Title Deed or notarial deeds	X	Zoning Certificate	X	List of adjoining owners (Section 16(12)(a)(iii) applications)	-
Conveyancer's Certificate if relevant	-	Land Surveyor Certificate if relevant	-	Form COT: F/1	X
From COT: F/10	X				

I, **BEATRIX ELIZABETH FLETCHER**, being the applicant of the property(ies) described herein, declare that the above information is correct and that the required documents and information are attached in compliance with the requirements of the Municipality.

I hereby acknowledge that, should all the required documentation not be submitted in compliance 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. Should the application found to be incomplete, the application will be returned to the applicant without further consideration or refunding of the application fees.

I hereby acknowledge that the Municipality has the right to request additional information or documentation should it be deemed necessary to place the Municipality in a position to take an informed decision on the matter.

I hereby acknowledge that the provision of false or misleading information is an offence in terms of section 30 of this By-law.

I hereby acknowledge that the Municipality may contact the owner at any time regarding the application.



SIGNATURE:

DATE: **20 MAY 2026**

**COT: F/10 – ARC – ~~Subdivision and/or~~ Consolidation**

**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) AND/OR SUBMITTED BY THE APPLICANT AND CHECKLIST FOR MUNICIPAL USE**

RECEIVED FROM: **THE TOWN PLANNING HUB CC**

PROPERTY DESCRIPTION: **ERF 3, THE REMAINDER OF ERF 532 AND ERF 589, LYNNWOOD MANOR**

Checklist: to be completed by the Applicant				Checklist: for Official Use only		
YES	NO	ANNEXURE OR PAGE REFERENCE	DOCUMENT ATTACHED	YES	NO	NA
X			Receipt of payment of the application fees (x 1 copy)			
X			Covering letter (x 1 copy)			
X			Completed Application form of the relevant application (COT :F/8, x 1 copy)			
X			Power of Attorney* (x 1 copy)			
X			Company/ Close corporation/Trust resolution*(x 1 copy)			
X			Proof of Members of Company/Close Corporation/Trust*(x 1 copy)			
	N/A		In the instant of the owner being a company: CM 29 form (x 1 copy)			
X			In the instant of a close corporation: CK 1 or 2 forms (x 1 copy)			
	N/A		In the instant of a Trust: Letter of appointment of the Trustees (x 1 copy)			
	N/A		Proof of marriage out / in community of property*(x 1 copy)			
X			Bondholder's consent (x 1 copy)			
X			Motivational Memorandum (x 1 copy)			
	N/A		List of adjoining owners* (section 16(12)(a)(iii) (x 1 copy)			
			Draft annexure			
			Draft amendment scheme map			
			Statement of conditions			
X			Locality Plan (x 1 copy)			
			Land Use Plan			
			Zoning Plan			
			Site Plan			
			Township Layout Plan			
X			Zoning Certificate (x 1 copy)			
X			Registered Title Deed and/or Notarial Deed (x 1 copy)			

Checklist: to be completed by the Applicant				Checklist: for Official Use only		
YES	NO	ANNEXURE OR PAGE REFERENCE	DOCUMENT ATTACHED	YES	NO	NA
			Township Name Reservation Letter (x 3 copies)			
			Conveyancer's Certificate(x 3 copies)			
			Land Surveyor Certificate(x 3 copies)			
			Proposed design / layout Plan			
	N/A		Proposed Subdivision Plan*(x 5 copies)			
X			Proposed Consolidation Plan* (x 5 copies)			
	N/A		Proposed simultaneous Subdivision and Consolidation Plan *(x 5 copies)			
	N/A		Environmental Impact Assessment executive summary * (x 5 copies)			
			Geo-technical Report (including geology)			
			Transport Impact Report			
			Retail Study			
	N/A		Architectural drawings / draft Site Development Plans and Landscape Framework Plans * (section 16(12)(a)(iii))(x 1 copy)			
			Noise Impact assessment			
			List of conditions to be removed, amended or suspended in the Title Deed			
			Application to the Department Mineral Recourses or compliance with section 54 of Act 28 of 2002			
			Approved conditions of Establishment			
			Proof of compliance with section 16(5)(b)(iv) or section 16(6) of this By-law			
			Amended Township Layout Plan			
			Amended conditions of establishment			
			Amended draft annexure			
			Amended draft amendment scheme map			
X			Form COT: F/1 (x 5 copies per division)			
			Form COT: F/5			
X			Form COT: F/10 (x 2 copies)			

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.

*Ben Fletcher*

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

[Signature]  
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/INSTIT : = BURDENFIRST NAMES : = ANDREW SKEADSTATUS : = ACTIVE)
2006/11/30	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (CHANGE RECORDSURNAME/INSTIT : = BURDENFIRST NAMES : = JOHANNA SUSANNASTATUS : = ACTIVE)
2006/11/30	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (CHANGE RECORDSURNAME/INSTIT : = 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/INSTIT : = MALEBYEFIRST NAMES : = THIPE MASATHOLELASTATUS : = ACTIVE)
2005/04/11	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (CHANGE RECORDSURNAME/INSTIT : = 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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(CASA TUSCANY)

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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](mailto: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](http://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

**PROOF OF ENGAGEMENT WITH MUNICIPAL ENGINEERING SERVICES DEPARTMENTS RESPONSIBLE FOR THE PROVISION OF MUNICIPAL INFRASTRUCTURE SERVICES ON THE AVAILABILITY OF ENGINEERING SERVICES AS CONTEMPLATED IN SECTION 16(1)(l)(iii)(aa) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024).**

Such proof may be in such format as the respective engineering services departments may determine, however in the absence thereof the following can be used as a guideline.

**Applicant name: THE TOWN PLANNING HUB CC**  
**Contact Number:**

**Property Description: Erf 570, Erf 3, Portion 1 of Erf 4 and Remainder of Erf 532, Lynnwood Manor**

**Existing Zoning:** Land use rights, Height, coverage, FAR, Parking requirements, other info:

**RESIDENTIAL 1 ZONING – AS PER LAND USE SCHEME**

**APPLICATION FOR REZONING -**

Existing consent uses / permissions:

Erf 570 Lynnwood Manor (Part A) “Special” for a guest house and/or one dwelling house and a cellular antenna

Erf 570 Lynnwood Manor (Part B) “Special” for a conference centre and social hall

Erf 3 Lynnwood Manor “Residential 1”

A Portion of Erf 4 Lynnwood Manor “Residential 1”

Remainder of Erf 532 Lynnwood Manor “Residential 1”

Details of the proposed application: Application Type, proposed Land use, Height, Coverage, et cetera.:

0.4 – permitting 3 764m2 NFA, provided that: - Guest rooms restricted to 20 rooms - Theater restricted to 120 seats - Place of refreshment restricted to 60 seats - Administrative office restricted to 300m2 - Health Spa restricted to 380m2

DEPARTMENT / DIVISION / SECTION NAME	DATE OF ENGAGEMENT	NAME	COMMENTS FROM THE DEPARTMENT AND SIGNATURE
ENERGY & ELECTRICITY	17/09/2024	R. BREYTENBACH	IN ORDER, WILL BE SUPPORTED

Signature : *R. Breytenbach*

Name of Engineering Technician: R. Breytenbach

Date: 17/9/2024

## Ruan Beukes

---

**From:** Ben M. Seete <BenS@TSHWANE.GOV.ZA>  
**Sent:** Vrydag 13 September 2024 14:04  
**To:** Ruan Beukes  
**Cc:** Leon Wentzel; Civil Consult  
**Subject:** RE: 3287 - Erf 570, Erf 3, Portion 1 of Erf 4 and the Remainder of Erf 532 Lynnwood Manor - Pre-Consultation F33 Form

Good afternoon

No objection to the proposed application, following comments apply:

1. Access should be to the satisfaction of the municipality.
2. On-site parking, with sufficient maneuvering space must be provided at the ratios as per Tshwane Land use Scheme 2024, Adopted 08 May 2024.
3. Should development trips exceed 50, a TIA must be submitted.
4. The development property is traversed by a Gautrans road and road reserves, comments from Gautrans must be submitted.

Kind regards,  
Ben Seete  
Engineering technician  
Traffic impact assessment management  
Capitol Towers North  
225 Madiba Street  
Office C315  
012 358 0556

---

**From:** Ruan Beukes <beukes@civilconsult.co.za>  
**Sent:** Wednesday, 04 September 2024 12:54  
**To:** Ben M. Seete <BenS@TSHWANE.GOV.ZA>  
**Cc:** Leon Wentzel <wentzel@civilconsult.co.za>; Civil Consult <mail@civilconsult.co.za>  
**Subject:** 3287 - Erf 570, Erf 3, Portion 1 of Erf 4 and the Remainder of Erf 532 Lynnwood Manor - Pre-Consultation F33 Form

Good day Ben,

Trust you are doing well.

Regarding the newly adopted By-Law that requires CoT Service Departments to be consulted prior to the submission of a land use application.

Could you please complete the attached F33 form? The form indicates the existing land use rights, and the proposed land use rights are outlined in the attached Annexure L.

Should you require any additional information, please feel free to reach out.

Thank you for your continued assistance. We look forward to your prompt response.

Kind Regards / Vriendelike Groete

**Ruan Beukes**

Tel: +27 (0)12-343 6297 / 0181 / 0845  
Fax: +27 (0)12-343 8929 / 086 583 6249  
[mail@civilconsult.co.za](mailto:mail@civilconsult.co.za)  
[www.civilconsult.co.za](http://www.civilconsult.co.za)  
541 Jorissen Street, Sunnyside, Pretoria, 0002



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## Ruan Beukes

---

**From:** Johans Janse van Rensburg <JohansvR@TSHWANE.GOV.ZA>  
**Sent:** Donderdag 29 Augustus 2024 11:52  
**To:** Ruan Beukes  
**Cc:** Leon Wentzel; Civil Consult  
**Subject:** RE: 3287 - Erf 570, Erf 3, Portion 1 of Erf 4 and the Remainder of Erf 532 Lynnwood Manor - Pre-Consultation F33 Form

Good day,

For: **Proof of Engagement Form [COT F33]**.

**Transport Infrastructure Planning** requires that a hard copy services report must be submitted to this Section after the application was submitted at, and APS number received from Economic Development and Spatial Planning.

The report must be compiled by a professional civil engineer and must include all the information as required in the document entitled: "Roads and Transport – content requirements for service reports", available from the Department, and must address the following:

- (a) Stormwater master planning;
- (b) The outcome of an accepted stormwater assessment, if applicable;

Development charges for roads and stormwater will be calculated when the application is circulated for comments.

I trust you will find the above in order. You are welcome to contact me should you require any further information.

Regards,



### Johans Janse van Rensburg Regional Land Use Assessment

---

Roads and Transport Department | Room B203 | Capitol Towers North | 225 Madiba Street | Pretoria | PO Box 440 | Pretoria | 0001 | [www.tshwane.gov.za](http://www.tshwane.gov.za) Fraud Hotline: 080 874 9263

Tel: 012 358 8079 | Cell: 082 775 6465 | Fax: 012 358 7999 | Email: [johansvr@tshwane.gov.za](mailto:johansvr@tshwane.gov.za)

---

**From:** Ruan Beukes <beukes@civilconsult.co.za>  
**Sent:** Thursday, August 29, 2024 8:46 AM  
**To:** Johans Janse van Rensburg <JohansvR@TSHWANE.GOV.ZA>  
**Cc:** Leon Wentzel <wentzel@civilconsult.co.za>; Civil Consult <mail@civilconsult.co.za>  
**Subject:** 3287 - Erf 570, Erf 3, Portion 1 of Erf 4 and the Remainder of Erf 532 Lynnwood Manor - Pre-Consultation F33 Form

Good day Johans,

Trust you are doing well.

Thank you for taking the time to speak with me yesterday regarding the newly adopted By-Law that requires CoT Service Departments to be consulted prior to the submission of a land use application.

Could you please complete the attached F33 form? The form indicates the existing land use rights, and the proposed land use rights are outlined in the attached Annexure L.

Should you require any additional information, please feel free to reach out.

Thank you for your continued assistance. We look forward to your prompt response.

Kind Regards / Vriendelike Groete

**Ruan Beukes**

Tel: +27 (0)12-343 6297 / 0181 / 0845

Fax: +27 (0)12-343 8929 / 086 583 6249

[mail@civilconsult.co.za](mailto:mail@civilconsult.co.za)

[www.civilconsult.co.za](http://www.civilconsult.co.za)

[541 Jorissen Street, Sunnyside, Pretoria, 0002](#)



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## Ruan Beukes

---

**From:** Cleo M. Kgobe <CleoK@TSHWANE.GOV.ZA>  
**Sent:** Maandag 02 September 2024 11:57  
**To:** Ruan Beukes  
**Cc:** Leon Wentzel; Civil Consult  
**Subject:** RE: 3287 - Erf 570, Erf 3, Portion 1 of Erf 4 and the Remainder of Erf 532 Lynnwood Manor - Pre-Consultation F33 Form

Good day

The application is supported in principle. Please include a services report in the application as this development will increase the water and sewer demands significantly.

Regards



**Cleo M. Kgobe**

**Engineering Consultant: System Development**

---

Water and Sanitation Department | Room B618 | Capitol Towers North | Madiba Street 225 | Pretoria |  
PO Box 440 | Pretoria | 0001 | [www.tshwane.gov.za](http://www.tshwane.gov.za) | Fraud Hotline: 080 8749 926  
Tel: 012 358 1527 | Fax: 012 358 0771 | Email: [CleoK@tshwane.gov.za](mailto:CleoK@tshwane.gov.za)

---

**From:** Ruan Beukes <beukes@civilconsult.co.za>  
**Sent:** Thursday, August 29, 2024 1:01 PM  
**To:** Cleo M. Kgobe <CleoK@TSHWANE.GOV.ZA>  
**Cc:** Leon Wentzel <wentzel@civilconsult.co.za>; Civil Consult <mail@civilconsult.co.za>  
**Subject:** RE: 3287 - Erf 570, Erf 3, Portion 1 of Erf 4 and the Remainder of Erf 532 Lynnwood Manor - Pre-Consultation F33 Form

Good day Cleo,

Trust you are doing well.

Regarding the newly adopted By-Law that requires CoT Service Departments to be consulted prior to the submission of a land use application.

Could you please complete the attached F33 form? The form indicates the existing land use rights, and the proposed land use rights are outlined in the attached Annexure L.

Should you require any additional information, please feel free to reach out.

Thank you for your continued assistance. We look forward to your prompt response.

Kind Regards / Vriendelike Groete

**Ruan Beukes**

Tel: +27 (0)12-343 6297 / 0181 / 0845  
Fax: +27 (0)12-343 8929 / 086 583 6249  
[mail@civilconsult.co.za](mailto:mail@civilconsult.co.za)  
[www.civilconsult.co.za](http://www.civilconsult.co.za)



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## MOTIVATING MEMORANDUM

MOTIVATION IN SUPPORT OF THE APPLICATION IN TERMS OF SECTION 16(12)(a)(ii) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024), FOR THE CONSOLIDATION OF:

**ERF 3, LYNNWOOD MANOR  
REMAINDER OF ERF 532, LYNNWOOD MANOR  
ERF 589, LYNNWOOD MANOR**

PREPARED FOR: 5 DARLINGTON ROAD CC

PREPARED BY: THE TOWN PLANNING HUB CC

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

PO Box 11437  
Silver Lakes  
0054

Lombardy Corporate Park  
Block B / 1<sup>st</sup> Floor  
Cole Road  
Shere AH  
0084



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# MOTIVATION IN SUPPORT OF THE APPLICATION IN TERMS OF SECTION 16(12)(a)(ii) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024), FOR THE CONSOLIDATION OF ERF 3, REMAINDER OF ERF 532 AND ERF 589, LYNNWOOD MANOR

## 1. THE APPLICATION

Application is made in terms of Section 16(12)(a)(ii) of the City of Tshwane Land Use Management By-Law, 2016 (Amended 2024), for the consolidation of Erf 3, Remainder of Erf 532 and Erf 589, Lynnwood Manor to create a single cadastral entity.

The intention of the application is to consolidate the said erven. The Casa Toscana Lodge is developed on the property.

The application is submitted together with an application for the rezoning of the application erven to "Special" for a Lodge, Guest House, Place of Refreshment, Theatre, including ancillary and subservient uses in terms of Section 16(1) of the City of Tshwane Land Use Management By-Law, 2016 (Amended 2024), as well as an application for the removal of restrictive Title Conditions.

## 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 following entities:

Property Description	Owner
Erf 3 Lynnwood Manor	5 Darlington Road CC
Remainder of Erf 532 Lynnwood Manor	5 Darlington Road CC
Erf 589 Lynnwood Manor	5 Darlington Road CC

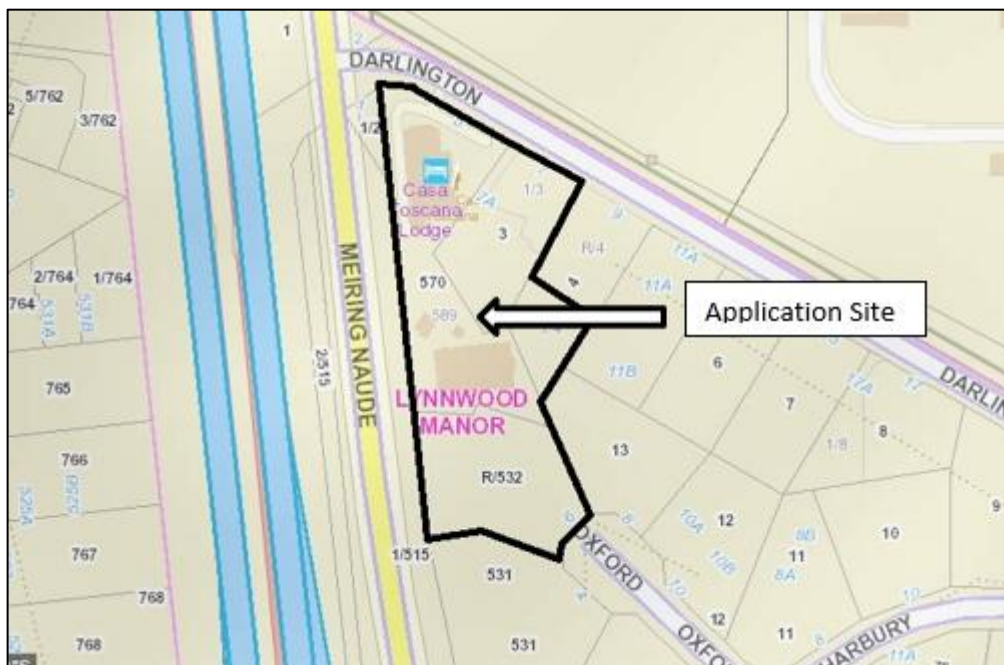
## 2.4 Property Size

The size of the properties are as follows:

Property Description	Size
Erf 3 Lynnwood Manor	1 983 m <sup>2</sup>
Remainder of Erf 532 Lynnwood Manor	2 668 m <sup>2</sup>
Erf 589 Lynnwood Manor	4 759m <sup>2</sup>
<b>Consolidated Area</b>	<b>9 410m<sup>2</sup></b>

## 2.5 Locality

The application site is located south of Darlington Road and east of Meiring Naude Road in Lynnwood Manor.



## 2.6 Existing Zoning

The zoning of the properties are as follows:

Property Description	Zoning
Erf 3 Lynnwood Manor	“Residential 1”
Remainder of Erf 532 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”

## 2.7 Existing Land Use

The Casa Toscana Lodge is situated on the application site.

## 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
Remainder of Erf 532 Lynnwood Manor	T66268/2017
Erf 589 Lynnwood Manor	T74186/2025

## 2.9 Bond

The following bonds are registered over the properties:

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

## 3. MOTIVATION

### 3.1 Background

The lodge was historically developed on Erf 2 Lynnwood Manor. The lodge then extended over to Erf 532 Lynnwood Manor. These properties were consolidated to form Erf 570. Erf 2 was zoned for the guest house and Erf 532 was rezoned to include the conference centre and social hall. When these properties were consolidated in 2007 the new property received a split zoning.

The additional properties were added as the potential of the business was realized and parking became a problem.

With this consolidation submitted, the new property shape makes more sense and the development can be developed optimally with one zoning over all the properties.

From there this application.

### 3.2 Need and Desirability

The application site is developed as a lodge and theatre. The lodge is a prominent landmark in the area and very successful and sustainable. Even though the lodge had rights when first developed, the lodge extended so much that additional sites were acquired to support the parking requirements in terms of the Tshwane Land Use Scheme, 2024. The expansion and

acquisition of additional erven resulted in the need for a rezoning application and consolidation application to ensure that the land uses are operated on a single erf in accordance with the Scheme.

The need and desirability of the application will be measured against the following policy documentation.

- Spatial Planning and Land Use Management Act, Act 16 of 2013 (SPLUMA)
- Tshwane Integrated Development Plan, 2017/21 (IDP)
- Metropolitan Spatial Development Framework, 2012 (MSDF)
- Regionalized Municipal Spatial Development Framework, Region 3 (RSDF)

### **3.2.1 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;***

This application is for the consolidation of the properties. It will thus not be required to address the aforementioned principle; however, all other sections are adhered to. The approval of this application will indicate the support of the City of Tshwane towards planning practices that support the need to be more flexible and inclusionary.

**(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;**

This application complies with the above principle. The site is not viable agricultural land in any form, will support the functioning of land markets in the area. The application does not result in urban sprawl and will result in a more viable and compact community.

**(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;**

This application complies with the above principle, specifically the optimal use of existing services infrastructure. The application will not have any negative impacts as listed under (c)(ii) above. The owner wishes to finalise the application timeously.

**(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 Municipal- and Regional Spatial Development Frameworks, Municipal By-Laws as well as the Town Planning Scheme available to applicants in the City of Tshwane allow for the change in land use allowing for applications such as these. Although the site does not fall within an environmentally sensitive area, its support will allow for sound economic affairs in the city.

**(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.”**

This application complies with the above principle, although the main intent of this principle is for that of administration and decisions taken by spheres of government and local authorities in particular. All the required internal departments will have the opportunity to provide comments on the application.

**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.**

**(i) The Public Interest**

The proposed consolidation of the three (3) erven is in the public interest as it facilitates the orderly and efficient development of the land as a single, cohesive property. The consolidation will promote sound spatial planning principles, improve land use efficiency, and contribute to the optimal utilisation of land within the urban area.

**(ii) The Constitutional and Transformation Imperatives and the Related Duties of the State**

The consolidation supports the development principles contained in the Constitution and the Spatial Planning and Land Use Management Act, 2013 (SPLUMA), particularly those relating to spatial justice, spatial sustainability, efficiency, and good administration. By creating a larger and more viable development unit, the proposal promotes the efficient use of urban land and

existing infrastructure, thereby contributing towards more sustainable settlement patterns and reducing the inefficiencies associated with fragmented land parcels.

**(iii) The Facts and Circumstances Relevant to the Application**

The subject erven are adjoining properties that function as a single development in terms of their location, accessibility, and intended use. The separate cadastral status of the erven serves little practical planning purpose and may constrain the co-ordinated development and management of the site. The proposed consolidation will create a single erf that is better suited to the existing and proposed land use activities (refer to the rezoning and removal of restrictive Title Conditions applications) and will simplify future development control, property management, and the provisioning of services. The consolidation does not alter the existing character of the area and is a logical planning outcome considering the relationship between the three (3) properties.

**(iv) The Respective Rights and Obligations of All Those Affected**

The proposed consolidation does not adversely affect the rights of surrounding property owners or the broader community. No additional development rights are created solely through the consolidation process. The consolidation merely regularises and rationalises the cadastral configuration of the land while respecting the rights and interests of affected parties.

**(v) The State and Impact of Engineering Services, Social Infrastructure and Open Space Requirements**

The consolidation itself will not place any additional demand on municipal engineering services, social infrastructure, or public open spaces. Existing service connections can be rationalised and managed more efficiently through a single property configuration. The proposal therefore has a positive impact on infrastructure planning and service administration.

**(vi) The Effect of the Land Development Application on the Environment**

The proposed consolidation is an administrative and cadastral planning action that will not result in any direct adverse environmental impacts. The application does not involve physical alterations to the site, changes to the natural environment, or development activities that would negatively affect environmental resources. The consolidation will facilitate the more efficient management and utilisation of the properties while supporting sustainable land development practices within the existing urban fabric.

This application is for the consolidation of the properties in support of existing development on the properties. The application is submitted simultaneously with an application for the amendment of the Tshwane Land Use Scheme, 2024 for the rezoning of the erven to accommodate the existing land uses under a single zoning, as well as the removal of restrictive Title Conditions. In general, the rights of the surrounding property owners will be taken into account during the rezoning application. The existing services infrastructure will be dealt with as required by the various services departments, in order to create one connection point for the proposed development.

### 3.2.2 Tshwane Integrated Development Plan, 2017/2021

The vision for the City of Tshwane has been relooked and adapted over recent years –  
*“A prosperous capital city through fairness, freedom and opportunity.”*

*Strategy implementation towards achieving the new vision for 2030 is anchored around service delivery excellence and innovation; growing the economy and creating jobs; promoting a safe and healthy city; promoting social cohesion, inclusion and diversity; and fostering participation, collaboration and diversity.”* Page 4, IDP 2017/21

In order for the City to achieve their vision (ie, a capital city through fairness, freedom and opportunity), the City has several strategic development pillars, which guide development and these are as follows:

- *“A City that facilitates economic growth and job creation*
  - *A City that cares for residents and promotes inclusivity*
  - *A City that delivers excellent services and protects the environment*
  - *A City that keeps residents safe*
  - *A City that is open, honest and responsive.”*
- Pages 7 & 33 IDP 2017/21

Each private investment that is made into the City benefits the City as a whole. From increased rates and taxes, to economic growth and improved service delivery. The approval of the application will stimulate economic growth and create jobs. The application is made in support of the consolidation of the properties to ensure that the existing Casa Toscana lodge is operated on a single cadastral entity which complies with Council legislation.

*“It is, however, undeniable that job-creating economic growth forms a central, if not the most important part of the solution to the triple threat of poverty, inequality and unemployment. Economic growth that allows businesses to expand and start-ups to succeed will create more employment opportunities in Tshwane.”* Page 34, IDP 2017/21

The application for the consolidation of the erven is submitted simultaneously with an application for the rezoning of the erven. The intention of these applications is to create a single cadastral entity with a single zoning to incorporate the existing land uses. The applications became a requirement due to recent expansion on the site which necessitated the purchase of

additional erven to comply with the scheme requirements in terms of the Tshwane Land Use Scheme, 2024.

Consolidating the erven into a single cadastral entity will ensure that the property be utilized more efficiently and economically. Any development that expands and where more job opportunities are created is a positive for the city.

### **3.2.3 Metropolitan Spatial Development Framework, 2012 (MSDF)**

*“Spatial Vision*

*A Spatially Efficient Capital City that is Sustainable, Competitive and Resilient:*

*Sustainability: Optimising the use of land through densification, infill and consolidation, resulting in a city with spatially integrated equal opportunities, correcting spatial imbalances, creating sustainable settlements and advancing social equity.” Page 45, MSDF 2012*

The spatial directive above will be achieved by the approval of this consolidation allowing for one consolidated sustainable development.

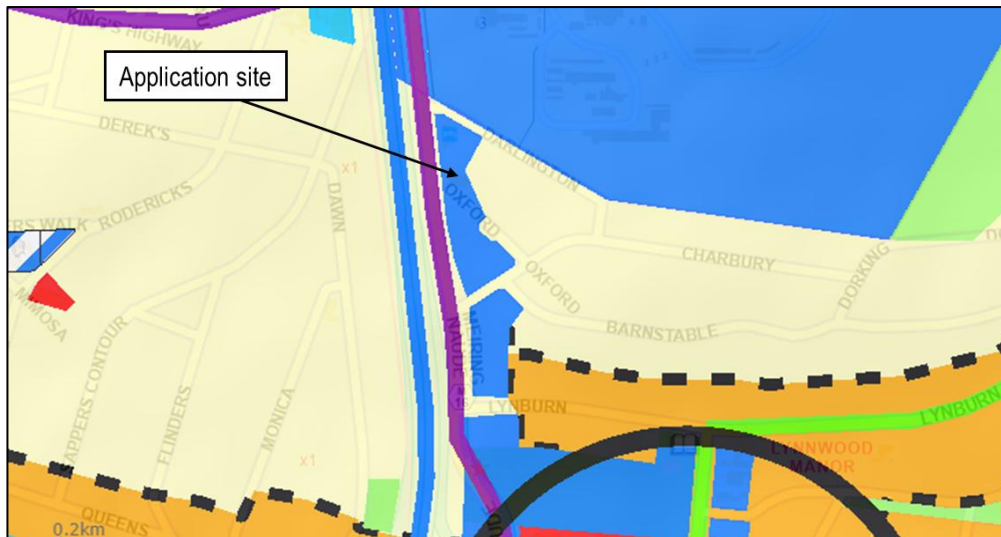
*“It is imperative that available infrastructure within the nodes are used optimally. This requires densification and intensification of land uses through compaction and infill developments.” Page 58, MSDF 2012*

The existing services infrastructure will be optimally utilised. The proposed consolidation will have no negative effect on the surrounding properties.

This application fully complies with the directives of the MSDF as the application will result in a well-managed urban form through the consolidation of land that makes economic sense, located close to existing services infrastructure and public transport initiatives that will be optimally used.

### **3.2.4 Regionalized Municipal Spatial Development Framework, 2025 (Region 6)**

According to the RSDF the property falls within an area earmarked for “mixed-use” development.



According to the RSDF mixed uses include:

*“Mixed Uses*

*Refers to land uses such as offices/ commercial/ residential /industrial/ retail/ entertainment/ institutional etc. It also refers to a mix of uses within a specific area (node or corridor). The advantage of mixed uses is that access and convenience are increased as transportation distances are decreased.” Page 78-79, RSDF 2025, Region 6*

The application site is situated north of the Lynnwood Bridge node in a Mixed-Use area where tourism and entertainment uses are encouraged. The larger area is predominantly residential in nature. The proposed land uses are supplementary to a residential development and will not detract from the existing character.

The application properties are situated east adjacent to a “Mobility Road” as categorised in the RSDF.

*“Mobility Roads (Class III and IV)*

*Primarily serves intra-metropolitan traffic. While this route is characterised by through traffic, trends indicate pockets of mixed use development locate alongside.”*

The land uses supported alongside these roads are:

- *“Residential densification as per densification map along corridor/road.*
- *Nodal development with a mixed use character.*
- *Mixed uses along the roads with the*
- *focus on the intersections.”*

Page 74, RSDF 2025 Region 6

With the proposed rezoning of the consolidated erf the above is achieved by the combination of the four land uses on the property being a lodge, guest house, place of refreshment and a theatre. The theatre and lodge have existed on site for approximately ten (10) years without any nuisance or impact on the surrounding residential development. The owner wishes to consolidate the erven to ensure compliance with the Council policies.

### **3.3 Services Infrastructure**

The existing services infrastructure requirements will be adhered to by the land owner. Civil Engineers have been appointed and compiled a Services Report for the consolidated development. The report is attached to the submission for the ease of reference – however sanitation will be briefly discussed below:

#### **Sanitation:**

The general drainage pattern of the proposed development is from the north-east to the south-west.

An existing 150mmØ midblock sewerage pipeline intersects the proposed development from the south-east to the north-west, connecting to the existing 150mmØ sewerage pipeline located parallel an on the north-western side of Oxford Lane.

It is proposed that one of the existing sewerage house connections be utilized for the development. Connection for the Remainder of Erf 532 Lynnwood Manor, which would need to be rerouted to the manhole. However, due to the elevation and depth of the pipe at that section, this would not be possible. It is therefore proposed that an additional connection be provided for the Remainder of Erf 532 Lynnwood Manor.

The existing municipal sewerage pipeline within the proposed development will become a private sewerage pipeline.

### **3.4 The Development Context**

The development will be motivated in its context and the impact of the consolidation on the surrounding properties will be investigated.

The application site is situated in a mixed-use development area east adjacent to a Mobility Spine. The existing land use has been operating on a portion of application for ten (10) years without negatively affecting the surrounding properties.

The consolidation of four (4) properties to accommodate an existing land use within the development parameters of the Scheme will have no effect on the surrounding properties.

Section 9(1)(b) of the City of Tshwane Land Use Management By-Law, 2016 requires for the City of Tshwane to approve a Land Use Scheme, provided that -

*“9(1)(b) the Municipality utilizes the process to ensure municipal planning finds applicability in development that is co-ordinated and harmonious in such a way as to most effectively tend to promote the health, safety, good order, amenity, convenience and general welfare of the area in which the scheme is proposed as well as efficiency and economy in the process of such development.”*

The Tshwane Land Use Scheme, 2024 is applicable to this application. Although the scheme does not have a specific clause pertaining to the consolidation of erven, the developer will be required to adhere to the development controls and requirements in terms of privacy at Site Development Plan stages prior to construction of the proposed development.

### 3.5 Consolidation Details

This consolidation application is to consolidate the following properties:

Property Description	Size
Erf 3 Lynnwood Manor	1 983m <sup>2</sup>
Remainder of Erf 532 Lynnwood Manor	2 668m <sup>2</sup>
Erf 589 Lynnwood Manor	4 759m <sup>2</sup>
<b>Consolidated Area</b>	<b>9 410m<sup>2</sup></b>

The purpose of this application is further to enable the effective management of the Casa Toscana Lodge and submission of the Site Development Plan and Building Plans on one erf.

Attached to this application is the proposed Consolidation Plan.

## 4. CONCLUSION

Application is made in terms of Section 16(12)(a)(ii) of the City of Tshwane Land Use Management By-Law, 2016 (Amended 2024), for the consolidation of Erf 3, Remainder of Erf 532 and Erf 589, Lynnwood Manor to create a single cadastral entity.

The intention of the application is to consolidate the said erven. The Casa Toscana Lodge is developed on the property.

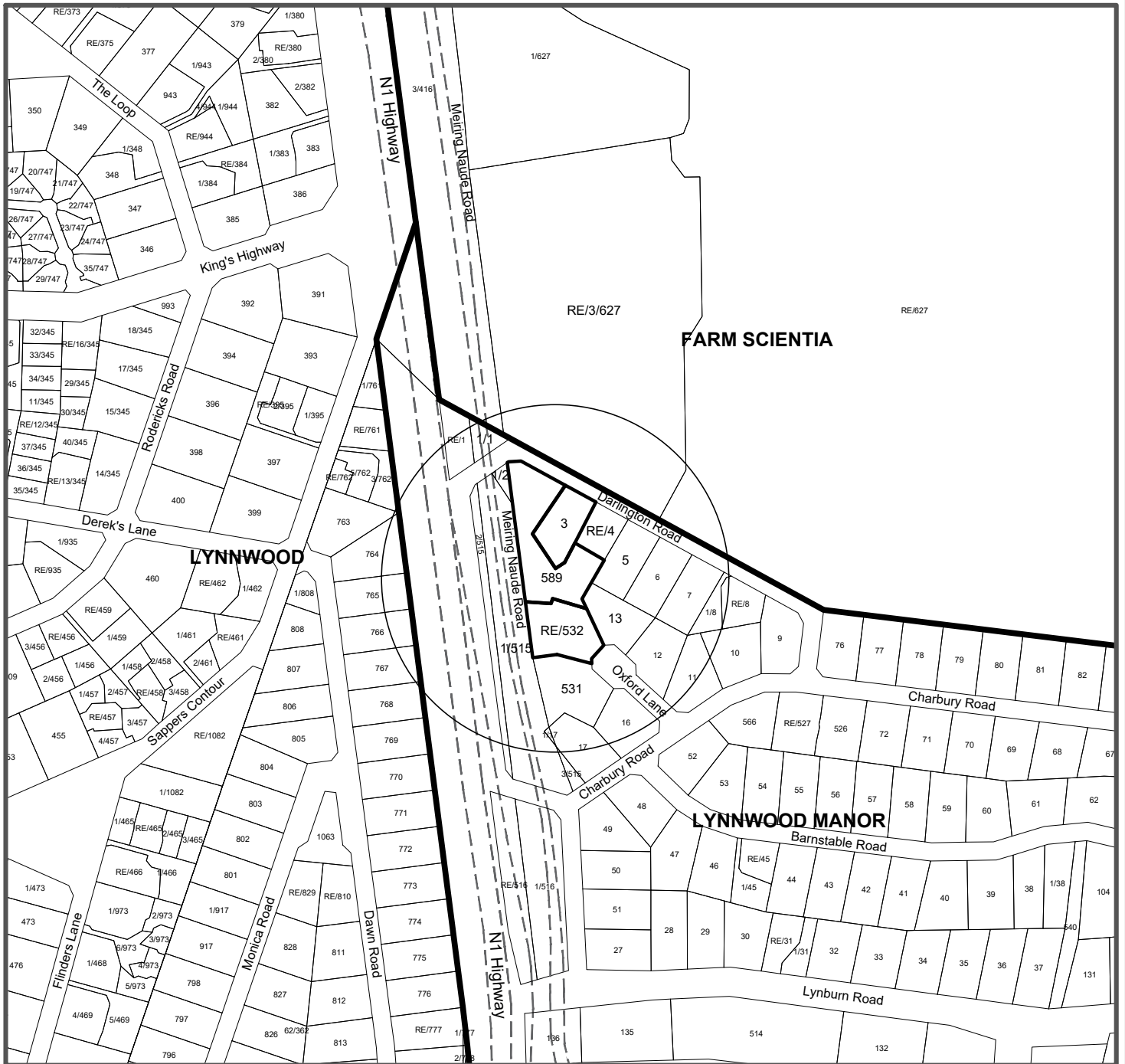
The proposed development will not detrimentally affect anyone's health but will promote good order and better security in the area. It will promote the amenity, convenience and general welfare in the area at no expense of the people in the area.



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

# 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

 **tph**  
 THE TOWN PLANNING HUB cc  
*changing landscapes*



# Economic Development and Spatial Planning

3<sup>rd</sup> 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/CityOf Tshwane

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

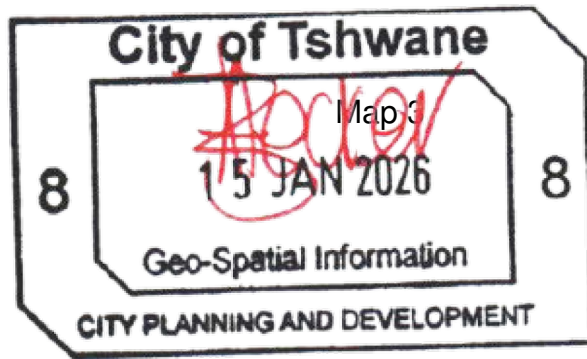
Kind regards

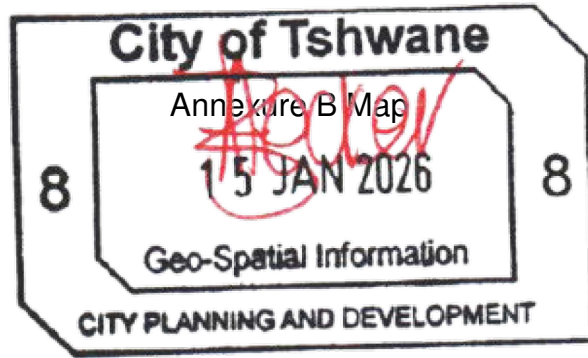
f: GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING

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	<b>I: SPECIAL RESIDENTIAL</b>
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 <sup>2</sup> .
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**

**15 JAN 2026**

**Geo-Spatial Information**

f. GENERAL MANAGER: CITY PLANNING  
**CITY PLANNING AND DEVELOPMENT**

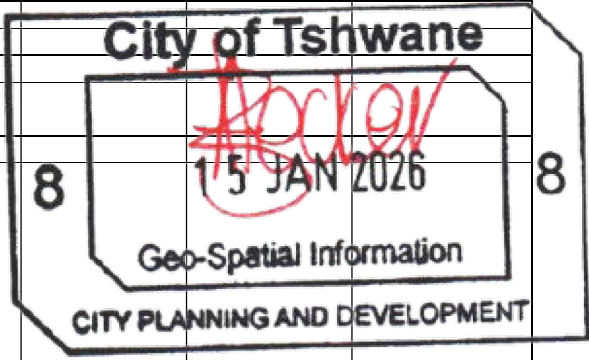
APPROVED

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						
		Other boundaries	2						
	830	Street	5						
		Other boundaries	1,89						
	1517	Street	10						
	2113	South Eastern boundary	12,59						
								Chief Ave	



**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.

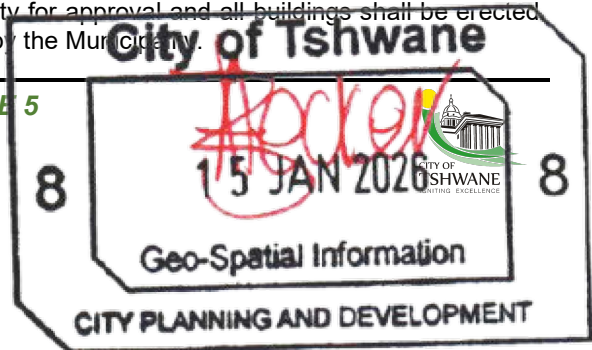
MONTANA PARK EXTENSION 13

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

3<sup>rd</sup> 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

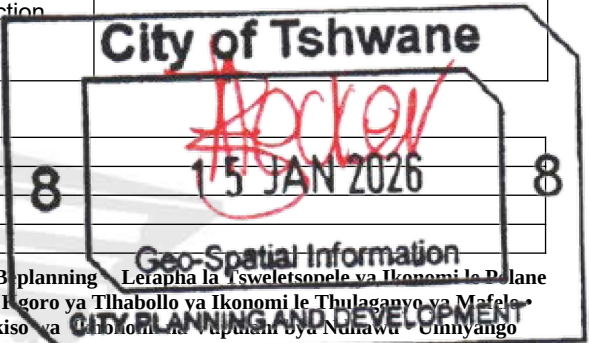
PROPERTY DESCRIPTION: Erf R/532 LYNNWOOD MANOR (6 OXFORD LANE)

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>B</b>	<b>ANNEXURE L</b>	Not Applicable
<b>C</b>	<b>MINIMUM ERF SIZE</b>	1000
<b>D</b>	<b>UNITS PER HA</b>	Not Applicable
<b>E</b>	<b>DENSITY</b>	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 Ndawo • 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.



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.

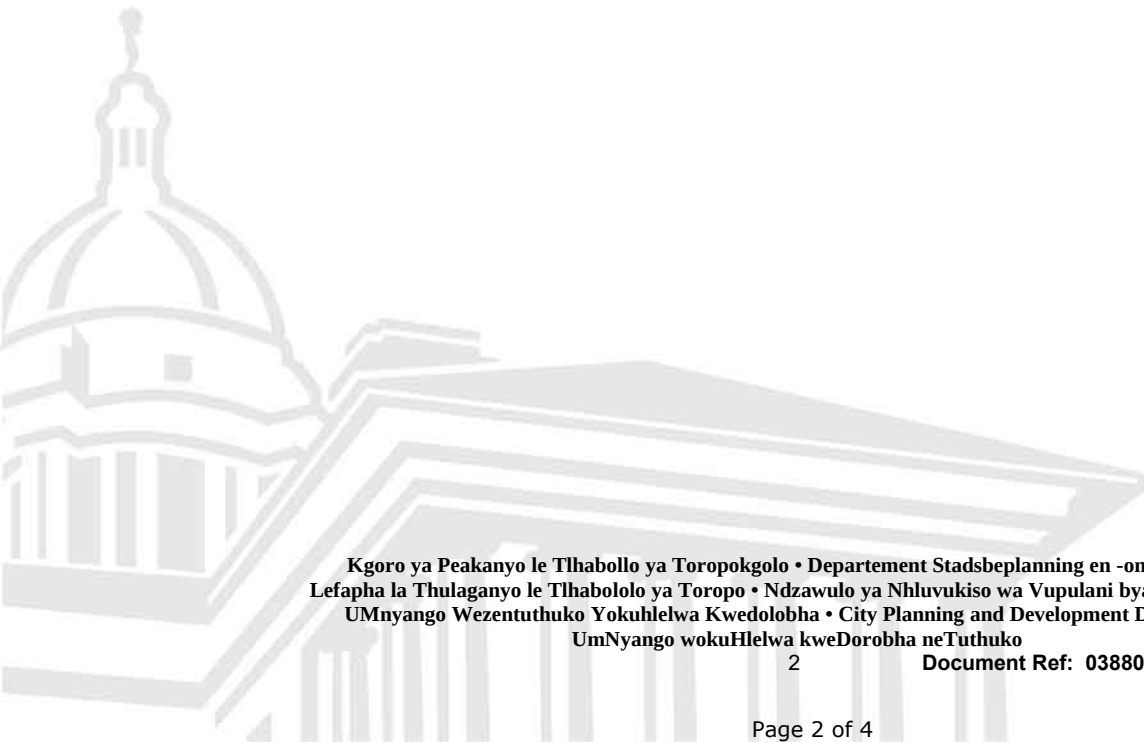
Kind regards

15 JAN 2026

Geo-Spatial Information

f: GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING

CITY PLANNING AND DEVELOPMENT

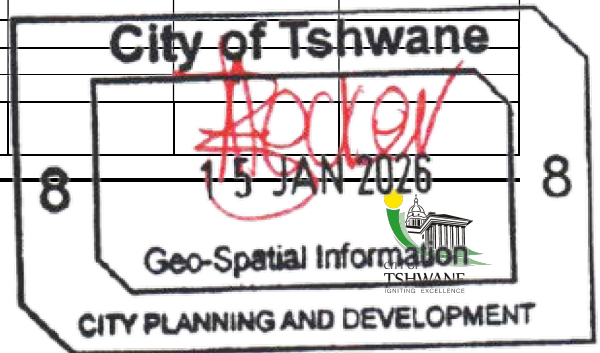


Township, Agricultural Holdings or Farms	Erf/ Property	Position applicable	Building line(s) in Metres for all storeys except where otherwise indicated	Road / boundary where access is not permitted	Boundaries to which access is limited	Boundaries: Physical barrier required
(1)	(2)	(3)	(4)	(5)	(6)	(7)
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		Lynnwood Road	12			
		All other streets	10			
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		Road M1312	12			
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		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

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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

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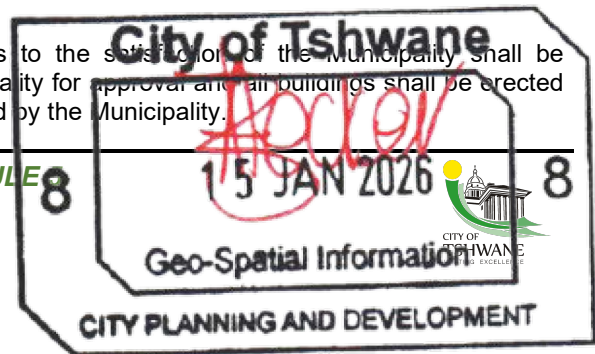
MONTANA PARK EXTENSION 13

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**TSHWANE LAND USE SCHEME, 2024: SCHEDULE 8**

*Adopted: 08 May 2024*

*Comes into operation: 01 July 2024*





# Economic Development and Spatial Planning

3<sup>rd</sup> Floor | Middestad Building | 252 Thabo Sehume Street | Pretoria | 0002  
 PO Box 440 | Pretoria | 0001  
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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: 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>B</b>	<b>ANNEXURE L</b>	6140.PDF
<b>C</b>	<b>MINIMUM ERF SIZE</b>	Not Applicable
<b>D</b>	<b>UNITS PER HA</b>	Not Applicable
<b>E</b>	<b>DENSITY</b>	Not Applicable
<b>F</b>	<b>FLOOR AREA RATIO</b>	Annexure L, subject to Clause 25
<b>G</b>	<b>HEIGHT</b>	Annexure L, subject to Clause 26
<b>H</b>	<b>COVERAGE</b>	Annexure L, subject to Clause 27
<b>I</b>	<b>OTHER APPROVALS</b>	Not Applicable
<b>J</b>	<b>BUILDING LINES</b>	Streets: Subject to Annexure L (6140.PDF) Rear and Side: Subject to Annexure L (6140.PDF)
<b>K</b>	<b>SCHEDULE 5</b>	Page 21
<b>L</b>	<b>ATTACHED DOCUMENTS</b>	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 Tsweletsopele ya Ikonomi le Polane ya Sebaka • UmNyango wezokuthuthukiswa kwezomNotho namaPini weeNdawo • Kgoro ya Tlhabollo ya Ikonomi le Thulaganyo ya Mafelo • Muhasano wa Mveletso 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.

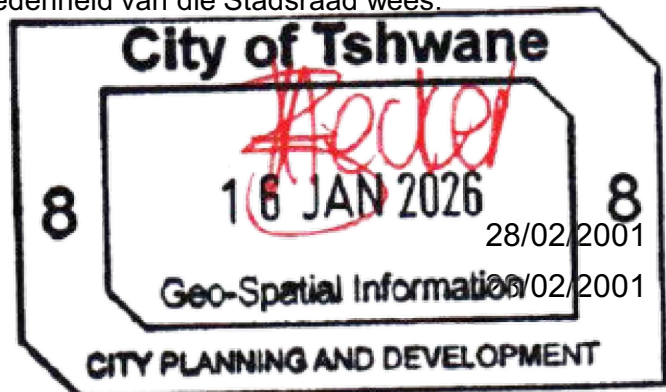
Document Ref: 038800589\_20260116\_112843748\_1

## RESTANT VAN ERF 2, LYNNWOOD MANOR

### GEBRUIKSONE XIV: SPESIAAL

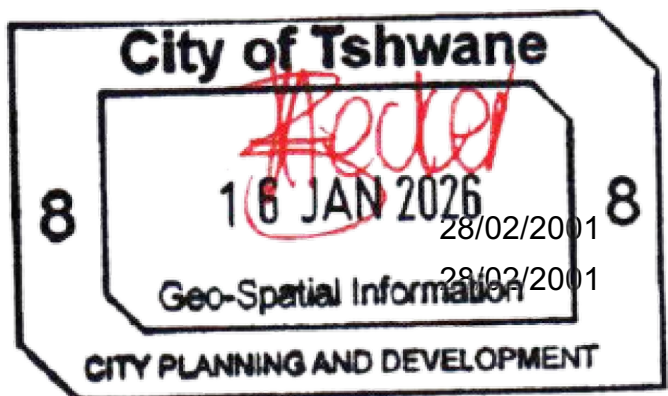
Die erf moet slegs gebruik word vir die doeleindes van een gastehuis en/of een woonhuis en 'n sellulêre antennamas; onderworpe aan die volgende voorwaardes:

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 goedge-keurde 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.

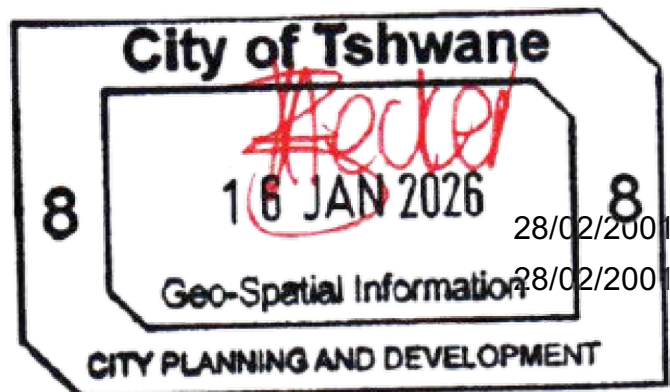


## REMAINDER OF ERF 2, LYNNWOOD MANOR

## USE ZONE XIV: SPECIAL

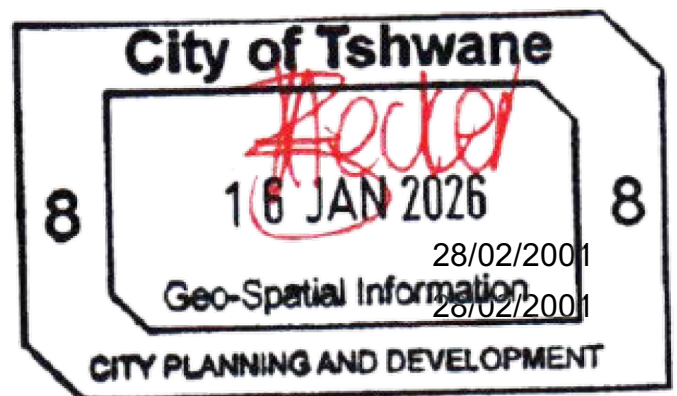
The erf shall be used only for the purposes of one guest house and/or one dwelling-house and a cellular telephone mast; subject to the following conditions:

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.

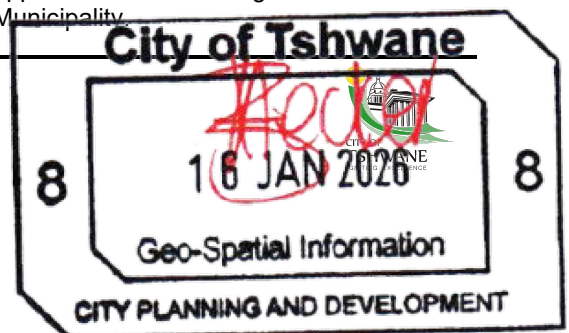
MONTANA PARK EXTENSION 13

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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

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

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

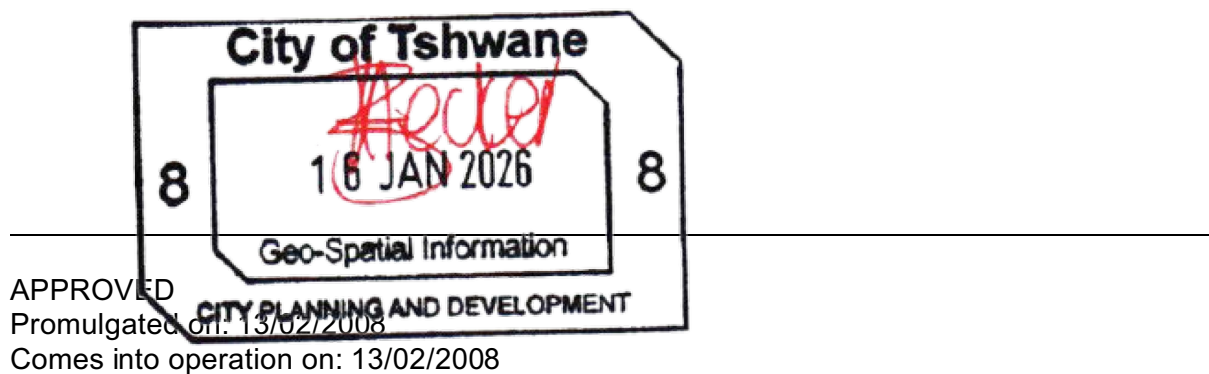
Document Ref: 038800589\_20260116\_112858816\_1

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 m<sup>2</sup> for two dwelling-houses", by the deletion of the number "532".
3. By the addition of Annexure B 9010 to the Scheme.

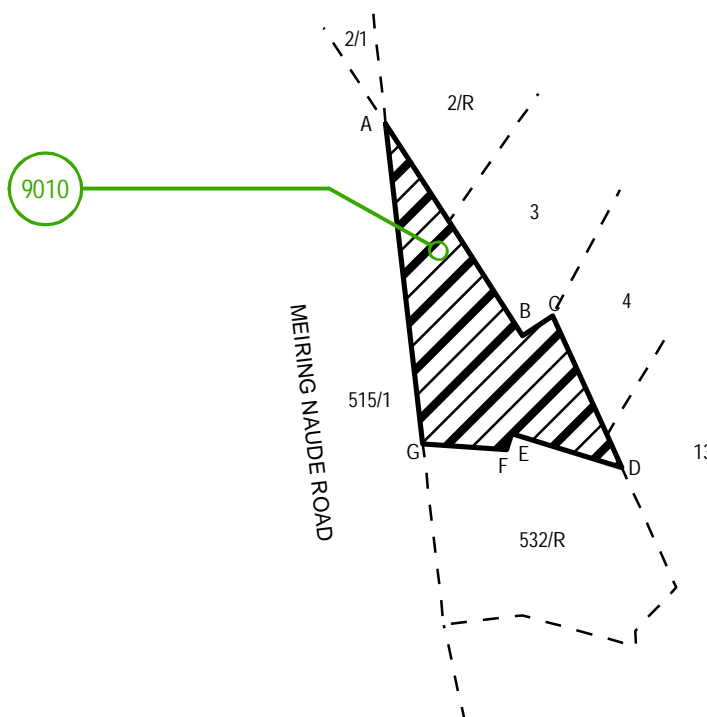


f GENERAL MANAGER: CITY PLANNING

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

CITY PLANNING AND DEVELOPMENT

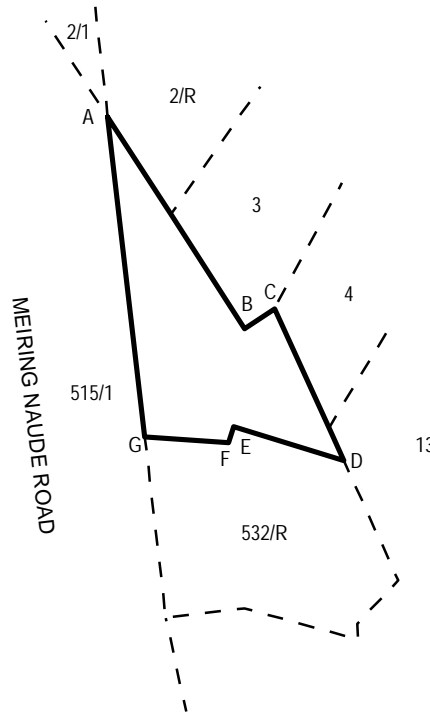
APPROVED

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.

AMENDMENT SCHEME 11234.

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*[Handwritten signature]*

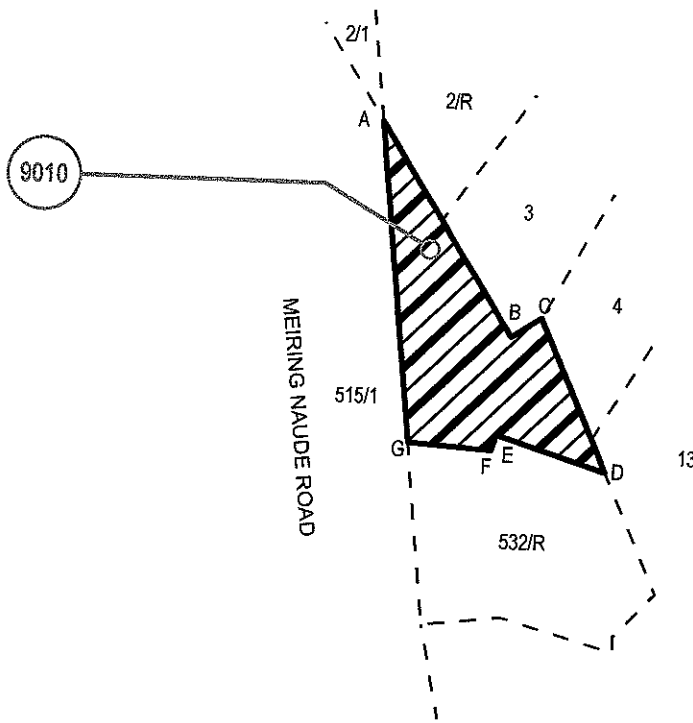
f GENERAL MANAGER: CITY PLANNING

*[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

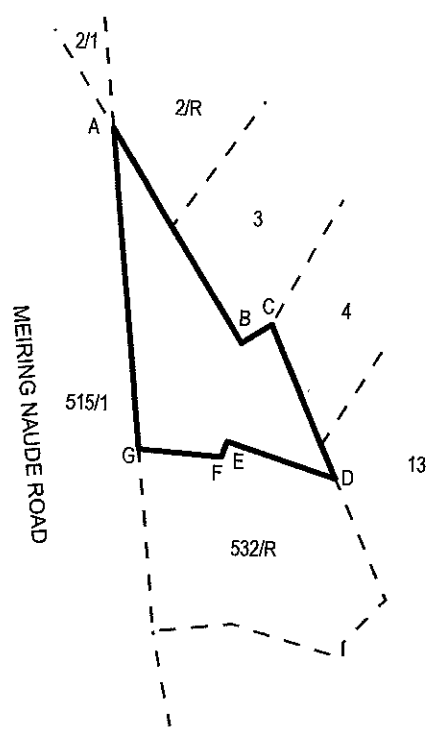
f. GENERAL MANAGER, CITY PLANNING

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	<b>XIV: SPECIAL</b>
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 :

13/02/2008

COME INTO OPERATION ON :

13/02/2008

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

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.
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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**

8

*Recker*  
16 JAN 2026

APPROVED

8

PROMULGATED ON : 13/02/2008

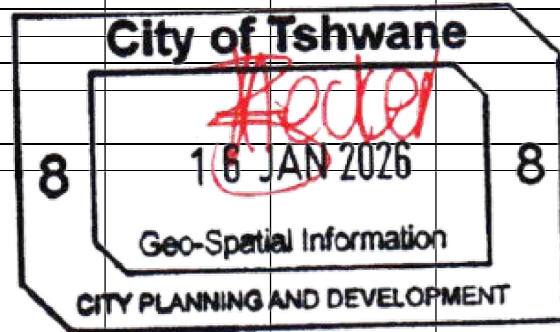
COME INTO OPERATION ON : 13/02/2008

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
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Lynnwood Manor		All streets	7,5			
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	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.

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MENLYN EXTENSION 10

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MONTANA PARK EXTENSION 5

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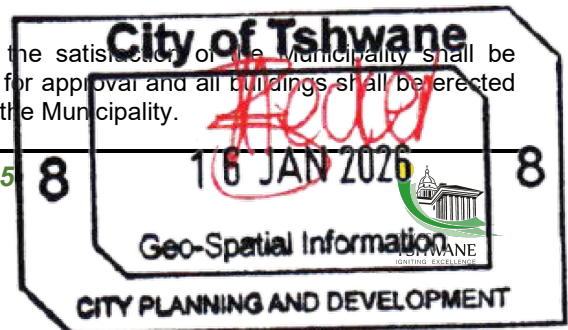
MONTANA PARK EXTENSION 13

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

3<sup>rd</sup> 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

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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>B</b>	<b>ANNEXURE L</b>	Not Applicable	<div style="border: 2px solid black; padding: 5px; width: fit-content; margin: auto;"> <p><b>City of Tshwane</b></p> <p style="color: red; font-size: 1.5em; font-weight: bold;">Recker</p> <p style="font-size: 1.2em; font-weight: bold;">16 JAN 2026</p> <p>Geo-Spatial Information</p> </div>
<b>C</b>	<b>MINIMUM ERF SIZE</b>	1000	
<b>D</b>	<b>UNITS PER HA</b>	Not Applicable	
<b>E</b>	<b>DENSITY</b>	Schedule 14	

Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Lefapha la Tsamaiso le Tsoelikejoalo • 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.

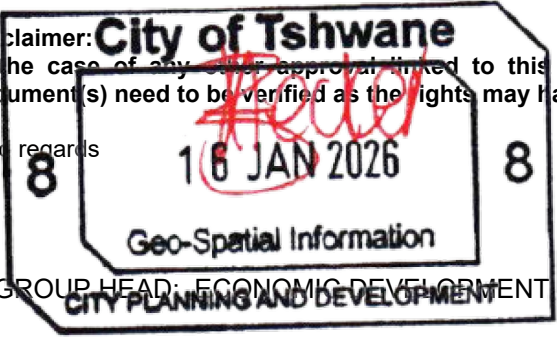
Document Ref: 038800589\_20260116\_112902450\_1

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

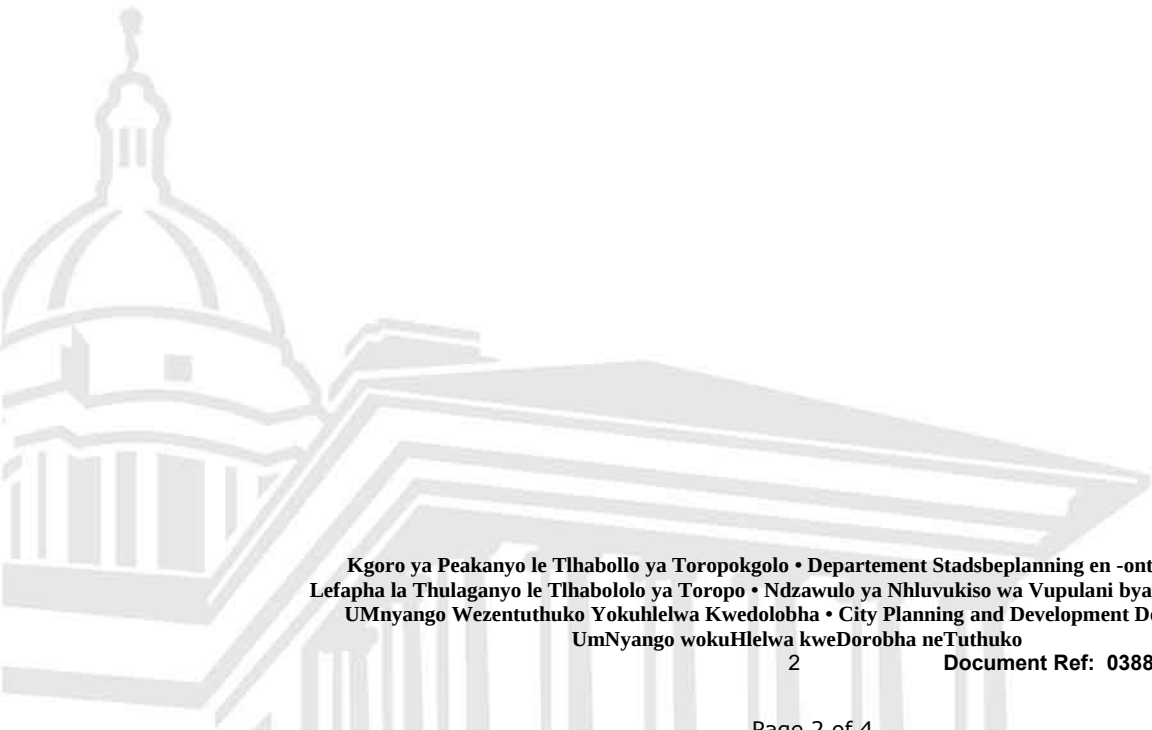
In case of any discrepancy on the property description of the Zoning Certificate, Annexure L, Other Approvals and Schedules 1 and 5, relevant SG diagrams should be obtained for proper interpretation.

**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.

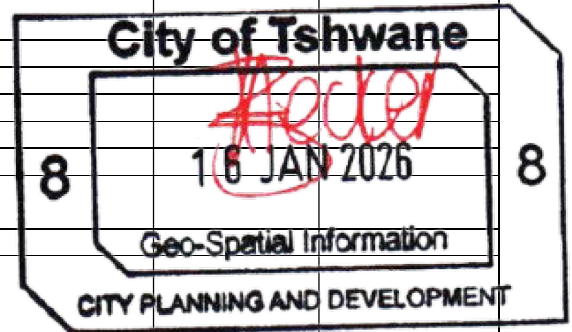
Kind regards



f: GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING



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							
		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.

MAGALIESKRUIN 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.

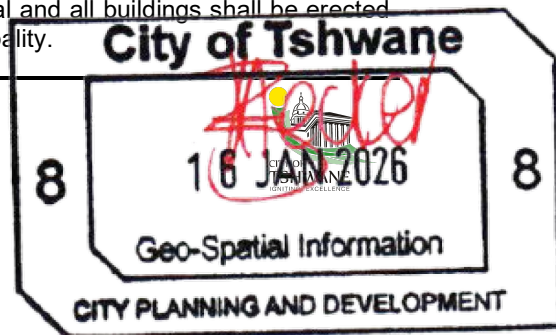
MONTANA PARK EXTENSION 13

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*



51

MACROBERT INC

SC&LREG	/
STAMP DUTY R	
POST	
FEES R	1100,00

Prepared by me

Tel: 425-3400  
HP/2035895

  
CONVEYANCER  
DESERE DU PLOOY

## DEED OF TRANSFER

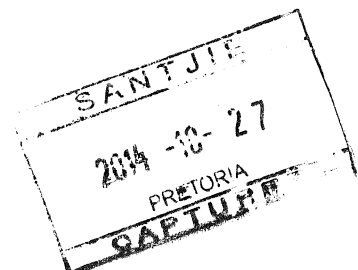
T 14 83714

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 15<sup>th</sup> day of March, 1960 :

1. SUBJECT to the following conditions as created in Deed of Transfer No. 6817/1960, dated the 15<sup>th</sup> 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 17<sup>th</sup> 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**

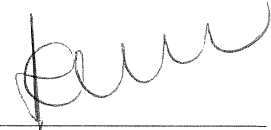
its Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledge the purchase price to be the sum of R 2 600 000,00 (TWO MILLION SIX HUNDRED THOUSAND RAND) and the value of the property is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

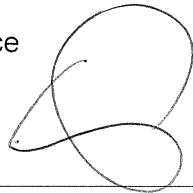
THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at Pretoria on

**23 10 14**



q.q.

In my presence



REGISTRAR OF DEEDS



# UITVOERING - EXECUTION

Burden, Swart & Botha  
Prokureurs/Attorneys

## A. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:

(a) Datum van indiening / Date of lodgement:

2017-09-14

# 251

012 346 3554

~~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 <del>THABISA MABHARABU</del>	920	4 2	[Handwritten marks]	[Handwritten marks]
2.	S E PRETORIUS	800			
3.	S ELO 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 Darlington / 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

REM. Extent of Erf 530 Lynnwood Manor

(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

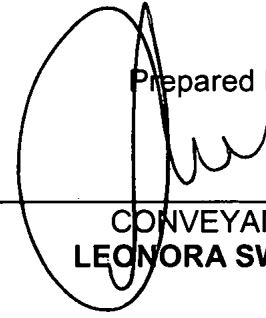
over

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
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**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.

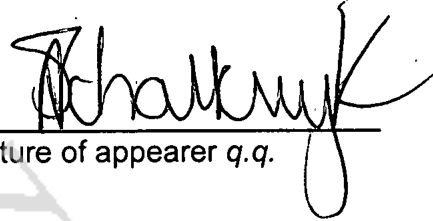
THUS SIGNED, EXECUTED AND SEALED at the Office of the Registrar of Deeds at Pretoria on

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

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

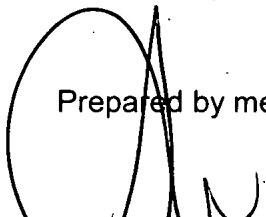
For Information

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:

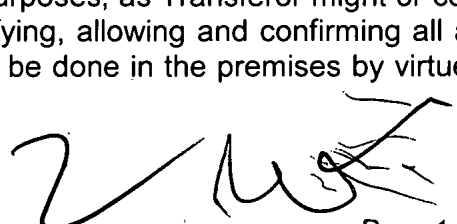
REMAINING EXTENT OF ERF 532 LYNNWOOD MANOR TOWNSHIP,  
REGISTRATION DIVISION JR, PROVINCE OF GAUTENG

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.  \_\_\_\_\_

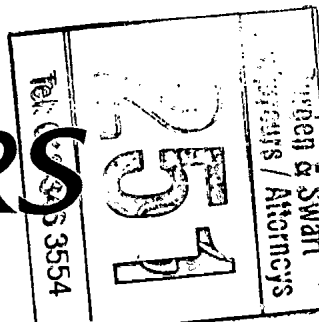
  
MICHAEL CHARLES EDWARD  
McDONALD

For Information Only

For Inform

T  
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2



2

### Transfer Duty Declaration

**TDREP**

### Reference Details

Transfer Duty Reference Number: TDE0235688

### Details

#### Details of Seller / Transferor / Time Share Company

Surname / Registered Name	McDONALD	Full Name	MICHAEL CHARLES EDWARD
ID Number	4712295082081	Date of Birth (CCYYMMDD)	1947-12-29
Company / CC / Trust Reg No.		Marital Status	M.O.C OF PROPERTY
Marital Notes if applicable	Out of Community	Spouse Initials	

#### Details of Purchaser / Transferee

Full Name		Surname / Registered Name	5 DARLINGTON ROAD CC
Company / CC / Trust Reg No.	200103742823	Marital Notes if applicable	

#### Details of the Property

Date of Transaction/Acquisition (CCYYMMDD)	2017-03-01		
Total Fair Value	R 3900000.00	Total Consideration	R 3900000.00

#### Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person	R 3900000.00		
---	--------------	--	--

#### Property Description

1	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
---	--

### Receipt

#### Receipt Details

Transfer Duty Reference Number	TDE0235688	Receipt No.	1200492839
Receipt Amount	R 262000.00		

### Declaration by Conveyancer / Attorney

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

XXXXXXXXXXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXXXXXXXXXX

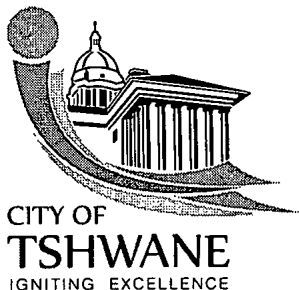
Please ensure you sign over the lines of 'X's above

Date (CCYYMMDD)

03/08/2017

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

T



3  
COPY

Burden & Swart  
Prokurors / 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

*[Signature]*  
 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,  
*[Signature]*

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

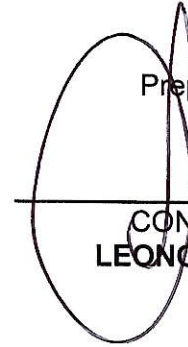


**CERTIFICATE OF CONSOLIDATED TITLE**  
**ERF 589 LYNNWOOD MANOR**  
**In favour of**  
**5 DARLINGTON ROAD CC**

**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 15<sup>th</sup> 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 17<sup>th</sup> 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 <sup>(4)</sup> /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

<sup>(4)</sup> K 7500/2025 S /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

