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



20 JULY 2026

YOUR REF.:
OUR REF.: TPH26736

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

PO Box 11437
Silver Lakes
0054

Tijger Vallei Office Park
Block 9, 1st Floor
78 Pony Street
Silver Lakes
0054

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

ONLINE SUBMISSION

APPLICATION IN TERMS OF SECTION 16(2) OF THE TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024), FOR THE REMOVAL OF RESTRICTIVE CONDITIONS CONTAINED IN THE TITLE DEED OF ERF 804, LYTTTELTON MANOR EXTENSION 1

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

Attached for your attention is the following:

- ❖ Copy of this letter addressed to the Strategic Executive: City Planning and Development.
- ❖ Copy of payment of removal application to the amount of R940-00 being the application fees, PLUS R1 640-00 promulgation fee
- ❖ Copy of the completed and signed Schedule 33 form.
- ❖ Copy of the application forms COT F/1, COT F/3 and the COT F/10 checklist.
- ❖ Copy of the Special Power of Attorney.
- ❖ Copy of the Marriage Certificate.
- ❖ Copy of the motivational memorandum.
- ❖ Copy of the proposed Site Plan.
- ❖ Copy of the list of surrounding property owners.
- ❖ Copy of the locality plan.
- ❖ Copy of the registered Title Deed.
- ❖ Copy of the zoning certificate.

We trust you find this in order.

Kind regards,



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





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

Dear City Of Tshwane (a)

We confirm that the following payment has been made into your account from THE TOWN PLANNING HUB CC:

Reference number	260721BBC00028616C00028616
Beneficiary name	City Of Tshwane (a)
Bank name	ABSA BANK
Beneficiary account number	XXXXXX8263
Beneficiary branch number	632005
Beneficiary reference	LU63038700804REM
Amount	R 2580.00
Payment date and time	2026/07/21 12:54:03

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

THE TOWN PLANNING HUB CC

Payments to Standard Bank accounts may take up to one business day to reflect.

Payments to other banks may take up to three business days.

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

Yours sincerely,

The Internet Banking Team

SCHEDULE 33

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

PROPERTY INFORMATION

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

Township / Agricultural Holding / Farm	LYTTELTON MANOR EXTENSION 1		
Erf/Plot/Farm No.	804	Portion (e.g. /R/1)	-
Ward	57		
Street name	RETIEF AVENUE		
Street number	188	Planning Region	4

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

1. I, the assigned, hereby being the applicant described herein, declare that all the information I provide is true and correct.
2. I, hereby acknowledge and understand that the documents that accompany my land development application are those compulsory documents that are required for the purposes of a complete application in terms of the provisions of section 16(1)(b) and (c), read with the relevant Schedules for the specific application to this By-law and Regulation 14(1)(i) of the Regulations of the Act, as amended from time to time, as well as the applicable forms thereof.
3. I, hereby acknowledge and confirm that in terms of section 26 of this By-law I have made payment of the application fee as per the Council's approved charges and tariffs, which fee has been paid into the account of the Municipality, as directed by the Department responsible for Planning and Development, including providing a reference number as directed, failing which if it is found that the payment has not been made or incorrectly made, or the referencing for proof of payment is incorrect the application shall be regarded as incomplete and be rejected;
4. I, hereby acknowledge and understand that in terms of Regulation 14(1)(i) of the Regulations of the Act, read with section 16(1)(b) and (c) of this By-law, the electronic submission and the compulsory documents submitted as referred to above and the allocation of the electronic item number, in terms of section 16(1)(b) of this By-law, shall be regarded as confirmation that all the compulsory documents have been submitted.
5. I, hereby acknowledge that, should all the required documentation have been submitted, but it is incorrect or has not been submitted to the satisfaction of the Municipality, or it does not comply with the requirements of the Municipality, the Municipality may elect not to consider the application as contemplated in section 16(1)(c) of this By-law and it may be rejected.
6. I, hereby acknowledge and understand that having successfully submitted the land development application in terms hereof, I shall be obliged to proceed with the public participation process within 28 days or such further period as the Municipality may allow in terms of the provisions of section 16(1)(f) of the By-law or any other relevant provision.
7. I, hereby acknowledge and understand that having undertaken public participation in terms of section 16(1)(f) of the By-law or any other relevant provision, I am obliged to provide proof of the public participation done, within 28 days, or such further period as the Municipality may allow, from the closing date of the period contemplated in section 16(1)(f) of the By-law.
8. I, hereby acknowledge and understand that the provisions of this By-law shall apply to all land development applications, including but not limited to the additional documentation or information that may be required by the Municipality for the purposes of considering the application and to take an informed decision on the application.

9. I, hereby acknowledge and understand that, should the application be found to be incomplete as a result of compulsory or additional documentation not having been submitted in a timely manner, the application may be rejected or deemed to be refused, whichever is applicable, without further consideration or refunding of the application fees as contemplated in section 26 of this By-law.
10. I, hereby acknowledge and understand that the provision of false or misleading information is an offence in terms of section 30 of this By-law.
11. I, acknowledge and understand that having submitted the application electronically or otherwise, I unconditionally give permission to the Municipality to communicate with me or give notices as may be required by the By-law, by means of e-mail correspondence to the e-mail address provided to the Municipality.
12. I, hereby confirm and agree that the e-mail address provided is my e-mail address for any communication that I will receive from the Municipality, and I confirm that I have control and management over this e-mail address.
13. Having confirmed that the e-mail address shall be used as the means of communication, I further acknowledge and confirm that the date on which e-mailed correspondence is sent by the Municipality is the date that will be used for the purposes of calculating any days in terms of the provision of the By-law or other legislation.
14. I, hereby acknowledge and understand that in corresponding with me, by means of an electronic system, electronic media or otherwise, any discussions, interpretation, support or advice given with regard to the policies of the Municipality, specifically including the Regionalized Spatial Development Frameworks and the By-law or related to a specific land development application, shall only be regarded as general remarks, *inter alia* due to the fact that there are interdependencies with other departments that must provide input and information on the application that may not be available. Therefore, such remarks shall not be binding on municipal officials, the Municipality or any decision-making body of the Municipality.
15. I, hereby acknowledge and understand that decisions on the interpretation of the policies, frameworks and legislation, and the consideration of land development applications remain within the sole preserve of the decision-making bodies of the Municipality and shall be dealt with, at the time, on the merits of the application before them.
16. I, hereby acknowledge and understand that by receiving the comments from engineering service departments, these comments may be subject to change and may result in conditions to be imposed as part of the consideration and/or approval of the land development application.
17. I, hereby acknowledge and understand that it is the duty of the applicant to attend to the comments from engineering service departments and to provide proof that he/she has done so, to the Municipality for purposes of considering the land development application.
18. I, hereby acknowledge and understand that the Municipality may contact the owner at any time regarding the land development application.
19. I, hereby acknowledge and understand that the Municipality will only be able to consider or evaluate the land development application when all information has been received, all comments have been submitted and all objections and responses have been exchanged, which will place the Municipality in a position to consider the application.
20. I, hereby acknowledge and understand that the time period for actions to be taken by the applicant with reference to Regulation 16(3) of the Regulations of the Act, shall not be calculated as part of the time period for the administrative phase of a land development application.
21. The person making the declaration shall provide a signature, capacity in which it is signed and date for purposes of completing the declaration or in the case of an electronic submission, confirm the content.

SIGNED ON THIS 21ST DAY OF JULY 2026 , in my capacity as TOWN PLANNER / APPLICANT

FULL NAME: BEATRIX ELIZABETH FLETCHER
(For physical submission if not as part of the electronic submission)

SIGNATURE

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

**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	☐	Legal Entity / Other	☒
Applicant Details: Individual			
Title	N/A		
Initial			
First Name(s)			
Surname			
Preferred Name			
ID Number			
Marital status if the owner is the applicant	Single/not married ☐	In community of property	☐
	Out of community of property	☐	
Applicant Details: Legal Entity / Other			
Name	THE TOWN PLANNING HUB CC		
Registration number	1999/010392/23		
Representative name	BEATRIX ELIZABETH FLETCHER		
Physical Address of the Applicant			
Physical Address (Work)			
Address Line 1 (street no.)	78		
Address Line 2 (street name)	PONY STREET, TIJGER VALLEI OFFICE PARK		
Township	SILVER LAKES	Postal Code	0054
Specify City	PRETORIA		
Physical Address (Home)			
Address Line 1 (street no.)	N/A		
Address Line 2 (street name)			
Township		Postal Code	
Specify City			
Postal Address of the Applicant			
Postal Type	PO Box ☒	Physical Address (Home)	☐
	Private Bag ☐	Physical Address (Work)	☐
Postal Number	PO BOX 11437		
Township	SILVER LAKES	Postal Code	0054
Specify City	PRETORIA		
Communication Details of the Applicant			
E-Mail Address	bea@tph.co.za		
Cell Phone	082 807 2030		
Home Phone	N/A		

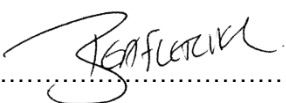
Work Phone	012 809 2229
Preferred method of communication – please indicate	Email

OWNER DETAILS			
Please indicate the type of applicant:			
Individual	☒	Legal Entity / Other	☐
Owner Details : Individual			
Title	MR		
Initials	JCD		
First name	JULIAN CHRISTOPHER DERMOT		
Surname	MARSAY		
Preferred name	JULIAN		
ID Number	560229 5127 003		
Marital status	Single/not married ☐ In community of property ☐ Out of community of property ☒		
Owner Details: Legal Entity/other			
Name			
Registration number			
Representative name			
Physical Address of the Owner			
Physical Address (Work)			
Address Line 1 (street no.)			
Address Line 2 (street name)			
Township		Postal Code	4001
Specify City			
Physical Address (Home)			
Address Line 1 (street no.)	188		
Address Line 2 (street name)	RETIEF AVENUE		
Township	LYTTELTON MANOR X 1	Postal Code	0157
Specify City	PRETORIA		
Postal Address of the Owner			
Postal Type	PO Box ☐ Physical Address (Home) ☒ Private Bag ☐ Physical Address (Work) ☐		
Postal Number	AS ABOVE		
Township		Postal Code	
City			
Communication Details of the Owner			
E-Mail Address	julianmarsay@gmail.com		
Cell Phone	082 337 8216		
Home Phone	N/A		

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

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

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

SIGNATURE  DATE: 21 JULY 2026

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

PROPERTY INFORMATION

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

Township / Agricultural Holding / Farm	Lyttelton Manor Extension 01	Portion (e.g. /R1)	N/A
Erf/Plot/Farm No.	804		
Ward	57		
Street Name	Relief Avenue		
Street Number	188	Planning Region	4
Land Use Scheme	Tshwane Land Use Scheme, 2024		
Adopted Annexure No.	S129		
Adopted Zoning	Residential 3		
Property Size (m ²)	1586m ²		
Bond (Yes/No)	No		
If yes specify Bond Account No.	-		
Bondholder's Name(s)	-		
Existing Development	Dwelling House		
Title Deed Number	T69979/1988		
Indicate the conditions to be removed or suspended in the Title Deed	(a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k)(i), (k)(ii), (k)(iii), (l)(i), (l)(ii), (l)(iii), (l)(iv), (m), (n), (n)(i), (n)(ii)		
Indicate the conditions to be amended in the Title Deed	N/A		
Indicate the conditions that Municipal Consent should be granted	N/A		
Indicate whether the property/ies is/are situated in a conservation area or has/have been included in a register of properties worthy of conservation		Yes	X No

REQUIRED DOCUMENTS

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

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

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

SIGNATURE  DATE: 21 JULY 2026

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

PROPERTY(IES) DESCRIPTION: ERF 804, LYTTTELTON MANOR EXTENSION 01

APPLICATION TYPE: APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS CONTAINED IN DEED OF TRANSFER NO T69979/1988

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

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

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

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

SIGNATURE  DATE: 21 JULY 2026

SPECIAL POWER OF ATTORNEY

I, the undersigned,

JULIAN CHRISTOPHER DERMOT MARSAY (ID No. 560229 5127 08 6)

in my capacity as registered owner of the property mentioned hereunder, hereby nominate, constitute and appoint **B.E. FLETCHER (ID NR: 7505090058083)** of the firm **THE TOWN PLANNING HUB CC (REGISTRATION NR: CK1999/010392/23)** and/or any employee of the Close Corporation with power of substitution, to be my lawful Agent in my name, place and stead, to make to the competent authorities application(s) for the removal of restrictive title deed conditions and/or appeal in respect of the undermentioned property:

ERF 804, LYTTTELTON MANOR EXTENSION 1

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 of the application is to apply to the City of Tshwane Metropolitan Municipality for the removal of certain restrictive Title Conditions.

Signed at Lyttelton Centurion on this 10 day of July 2026, in the presence of the undersigned witnesses.

AS WITNESSES:

SIGNATORY:

1. S Sebert Segebert

JCD MARSAY

2. Tv Staden



DEPARTMENT OF HOME AFFAIRS
DEPARTEMENT VAN BINNELANDSE SAKE

PARTICULARS FROM THE POPULATION REGISTER I.R.O.:
BESONDERHEDE UIT DIE BEVOLKINGSREGISTER T.O.V.:

20050229411

UNABRIDGED
MARRIAGE CERTIFICATE

HUSBAND
SURNAME:
FORENAMES:

IDENTITY NUMBER: 5602295127086
MARSAY
JULIAN CHRISTOPHER DERMOT

MARITAL STATUS:
PLACE OF BIRTH:
COUNTRY OF BIRTH:

BACHELOR
ENGLAND
ENGLAND

DATE OF BIRTH: 1956-02-29

WIFE

MAIDEN NAME:
PRESENT LEGITIMATE
FORENAMES:

IDENTITY NUMBER: 6005270082087
VON FALKENHAUSEN
SURNAME:
BRIGITTE MIA

MARITAL STATUS:
PLACE OF BIRTH:
COUNTRY OF BIRTH:

SPINSTER
SOUTH AFRICA
SOUTH AFRICA

DATE OF BIRTH: 1960-05-27

PARTICULARS OF MARRIAGE

SOLEMNISED AT:
MARRIAGE TYPE:

JOHANNESBURG
CIVIL MARRIAGE

MARRIAGE DATE: 1981-11-28

DESIGNATION NUMBER:

Q 14580

THIS MARRIAGE WAS SOLEMNISED ON THE 28TH DAY OF NOVEMBER 1981

MARRIAGE OFFICER:

J LEATHEN

DENOMINATION:

CATHOLIC CHURCH

ENDORSEMENTS:

DIRECTOR-GENERAL: HOME AFFAIRS

DEPARTMENT OF HOME AFFAIRS
P.O. BOX 14405 LYTTLETON 0140
2005-02-08
TEL. 664-5620/1
OFFICIAL DATE STAMP
(135)

C.L. MASUYE

MOTIVATION IN SUPPORT OF THE APPLICATION IN TERMS OF SECTION 16(2) OF THE TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024) FOR THE REMOVAL OF RESTRICTIVE CONDITIONS CONTAINED IN THE TITLE DEED – **T69979/1988** ON **ERF 804, LYTTTELTON MANOR EXTENSION 01**

PREPARED FOR: JULIAN MARSAY

BY: THE TOWN PLANNING HUB CC

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

PO Box 11437
Silver Lakes
0054

Tijger Vallei Office Park
Block 9, 1st Floor
78 Pony Street
Silver Lakes
0054



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MOTIVATION IN SUPPORT OF THE APPLICATION IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024) FOR THE REMOVAL OF RESTRICTIVE CONDITIONS CONTAINED IN THE TITLE DEED – T69979/1988 ON ERF 804, LYTTTELTON MANOR EXTENSION 01

1. THE APPLICATION

Application is made in terms of Section 16(2) of the Tshwane Land Use Management By-Law, 2016 (Amended 2024) for the removal of restrictive conditions contained in the Title Deed T69979/1988 on Erf 804, Lyttelton Manor Extension 1.

The intention of the application is to remove restrictive Title Conditions so that the Architect will be successful in the submission and approval of building plans.

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

2. GENERAL INFORMATION

2.1 Local Authority

City of Tshwane Metropolitan Municipality.

2.2 Property Description

Erf 804, Lyttelton Manor Extension 1.

2.3 Registered Owner

The property is registered in the name of Julian Christopher Dermot Marsay.

2.4 Property Size

The property measures 1586m² in extent.

2.5 Locality

The property is situated at 188 Retief Avenue, Lyttelton Manor Extension 1.

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



2.6 Existing Zoning

The property is zoned “Residential 3”. Refer to the attached Zoning Certificate.

2.7 Existing Land Use

There is an existing dwelling house on the property.

2.8 Deed of Transfer

The property is registered under Deed of Transfer T69979/1988.

2.9 Bond

The property is not bonded by any financial institution.

3. MOTIVATION

3.1 Background

The registered owners of the property wish to have approved building plans for planned additions to the house, however due to restrictions contained within the Title Deed, the plans cannot be approved.

Due to the above, the owners have requested to removal the restrictive conditions contained within the Title Deed.

3.2. Removal of Restrictive Conditions

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

However, certain conditions of the title deed are often registered at a time that they are deemed necessary. Circumstances and time often overtake the efficiency of such conditions and render them susceptible to alteration or upliftment. Development is one of the pressures that come to bear on such conditions of a title deed.

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

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

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

T69979/1988

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

(a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k)(i), (k)(ii), (k)(iii), (l)(i), (l)(ii), (l)(iii), (l)(iv), (m), (n), (n)(i), (n)(ii)

(a) Alle regte op minerale en edelgesteentes op, in en onder hierdie erf, asook alle regte waarmee die eienaar van die eiendomsgrond belee is of word om te deel in die gelde wat moontlik aan die Staat toekom uit die verkoop van die mynregte oor die dorpsgrond, asook die aandeel in kleimlisensiegelde en enige aandeel in hierdie gelde of winste wat moontlik aan enige eienaar toekom ingevolge enige mynbrief ten opsigte van die grond binne die dorp, en dergelike gelde, word aan LYTTELTON TOWNSHIPS (PROPRIETARY) LIMITED en sy regsopvolgers tot sodanige regte voorbehou, soos sal blyk uit Sertifikaat van Minerale Regte No 621/1941 R.M.

The above condition is archaic and not relevant. All Mineral Rights have been ceded to the State.

- (b) *Geen ander titelvoorwaardes as die hierin uiteengesit, mag opgelê word nie, behalwe met goedkeuring van die Administrateur, met dien verstande dat die Administrateur geen voorwaardes wat in stryd is met die waarop die stigting van die dorp toegestaan is of met enige goedgekeurde skema van dorpsaanleg mag goedkeur nie.*

The above condition is outdated and not relevant at this time. A Local Authority has been established.

- (c) *As die applikant aan die Administrateur of enige toekomstige plaaslike bestuur kennis gee dat hy nie meer bereid is om die bevoegdhede waarmee hy volgens die titelvoorwaardes beklee is, uit te oefen nie, of as hy te eniger tyd versuim of nalaat om sodanige bevoegdhede uit te oefen wanneer dit van hom verlang word om sulks te doen, dan het die Administrateur of plaaslike bestuur, na gelang van die geval, die reg om al sulke bevoegdhede namens hom uit te oefen.*

The above condition is outdated and not relevant at this time. A Local Authority has been established.

- (d) *Die erf mag nie onderverdeel word nie, behalwe onder spesiale omstandighede en dan alleen met die skriftelike toestemming van die Administrateur (of 'n liggaam of persoon wat deur hom vir die doel aangewys word) wat dan sodanige verdere voorwaardes wat hy nodig ag, kan voorskryf.*

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

- (e) *Die eienaar besit geen reg om vir enige doeleindes hoegenaamd bakstene, teëls of erdepype of ander artikels van 'n soortgelyke aard op die erf te vervaardig of te laat vervaardig nie. Hy besit ook geen reg om, sonder die skriftelike toestemming van die Administrateur of plaaslike bestuur, wanneer dit*

saamgestel is, enige materiaal daarop uit te grawe nie behalwe om die erf vir boudoeleindes geskik te maak.

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

(f) Geen dier soos omskryf in die Skutregulasies van Plaaslike Bestuur mag op die erf aangehou word nie.

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

(g) Alle sink wat in die oprigting van 'n dak of van die blootgestelde deel van 'n gebou gebruik word, moet binne twaalf maande na die oprigting daarvan geskilder word.

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

(h) Tot tyd en wyl 'n plaaslike bestuur saamgestel is, mag geen skuttings vir advertensiedoeleindes, sonder die toestemming van die applikant, op die erf opgerig word nie.

This above condition is outdated and not relevant at this time. All advertising is controlled by the relevant Outdoor Advertising By-Law of the City of Tshwane.

(i) Geen hout- en/of sinkgeboue van watter aard ookal mag op die erf opgerig word nie.

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

(j) Die erf moet slegs vir woondoeleindes gebruik word.

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

- (k) (i) *Hoogstens een woning met die nodige buitegeboue mag op die erf opgerig word, behalwe onder spesiale omstandighede en dan alleen met die skriftelike toestemming van die Administrateur, of liggaam of persoon deur hom vir die doel aangewys.*
- (ii) *Die geboue, sonder inbegrip van die nodige buitegeboue, wat op Erwe Nos. 1008, 1010, 1012, 1014, 1016, 1117, 1119, 1121, 1123, 1125, 1127, 1129, 1131, 1133, 1135, 1137, 1139, 1141, 1143, 1145, 1147, 1149, 1169, 1171, 1173, 1175, 1177, 1179, 1181, en 1183 moet minstens Tweeduisend rand (R2 000,00) kos en op die oorblywende erwe moet dit minstens Eenduisend vyfhonderd rand (R1 500,00) kos.*
- (iii) *Buitegeboue moet gelyktydig met die woonhuis opgerig word en laasgenoemde moet 'n volledige geboue wees, en nie 'n gedeeltelik geboude huis wat vir voltooiing op 'n later datum bestem is nie. Geen buitegebou mag aan 'n straatfront opgerig word nie.*

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

- (l) (i) *Geen gebou mag binne 9,14 meter van 'n straatgrens opgerig word nie, met dien verstande dat geboue wat op Erwe Nos 1008, 1010, 1012, 1014, 1016, 1117, 1119, 1121, 1123, 1125, 1127, 1129, 1131, 1133, 1135, 1137, 1139, 1141, 1143, 1145, 1147, 1149, 1169, 1171, 1173, 1175, 1177, 1179, 1181, en 1183 opgerig word, nie minder as 12,19 meter van die grens van die diensstraat wat parallel met die pad Pretoria-Germiston loop, geleë mag wees nie.*
- (ii) *Geen gebou mag binne 2,44 meter van die sy- of agtergrens van die erf opgerig word nie.*

(iii) *Die woonhuise wat op Erwe Nos. 1114, 1115, 1480 tot 1483 en 1485 tot 1506 opgerig word, mag nie Oos front nie. Buitegeboue op Erwe Nos 1114 en 1115 mag nie binne 6,10 meter van die agterste grens van daardie erwe opgerig word nie en moet doeltreffend afgeskort word tot bevrediging van die applikant of plaaslike bestuur, wanneer dit saamgestel is.*

(iv) *Die ligging van alle geboue moet die goedkeuring van die applikant of die plaaslike bestuur, wanneer dit saamgestel is, wegdra.*

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

(m) *Tot tyd en wyl 'n plaaslike bestuur saamgestel is moet die erf netjies omhein word tot bevrediging van die applikant. Die eienaar moet die heining in goeie toestand hou.*

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

(n) *In voormelde titelvoorwaardes het onderstaande uitdrukkings die betekenis wat aan hulle geheg word:*

(i) *“Applikant” beteken Lyttelton Townships (Proprietary) Limited, en sy regsopvolgers in dorpseiendom.*

(ii) *“Woonhuis” beteken ‘n huis wat ontwerp is vir gebruik as ‘n woning deur een gesin.*

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

3.3 Need and desirability

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



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

Section 7

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

(a) The Principle of spatial justice, whereby –

- (i) Past spatial and other development imbalances must be redressed through improved access to and use of land;**
- (ii) Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation;**
- (iii) Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantages communities and persons;**
- (iv) Land use management systems must include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homeland areas;**
- (v) Land development procedures must include provisions that accommodate access to secure tenure and the incremental upgrading of informal areas; and**
- (vi) A Municipal Planning Tribunal considering an application before it may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land of property is affected by the outcome of the application;**

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

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

- (i) Promote land development that is within the fiscal, institutional and administrative means of the Republic;**



- (ii) ***Ensure that special consideration is given to the protection of prime and unique agricultural land;***
- (iii) ***Uphold consistency of land use measures in accordance with environmental management instruments;***
- (iv) ***Promote and stimulate the effective and equitable functioning of land markets;***
- (v) ***Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments;***
- (vi) ***Promote land development in locations that are sustainable and limit urban sprawl; and***
- (vii) ***Result in communities that are viable;***

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

(c) The principle of efficiency, whereby –

- (i) ***Land development optimises the use of existing resources and infrastructure;***
- (ii) ***Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts; and***
- (iii) ***Development application procedures are efficient and streamlined and timeframes are adhered to by all parties;***

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

(d) The principle of spatial resilience, whereby flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks; and

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



adaptive land use management and ensures that the area remains responsive and resilient to future shocks or pressures.

(e) *The principle of good administration, whereby –*

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

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

Section 42

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

(c) *take into account-*

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



This application adheres to the aforementioned in so far as:

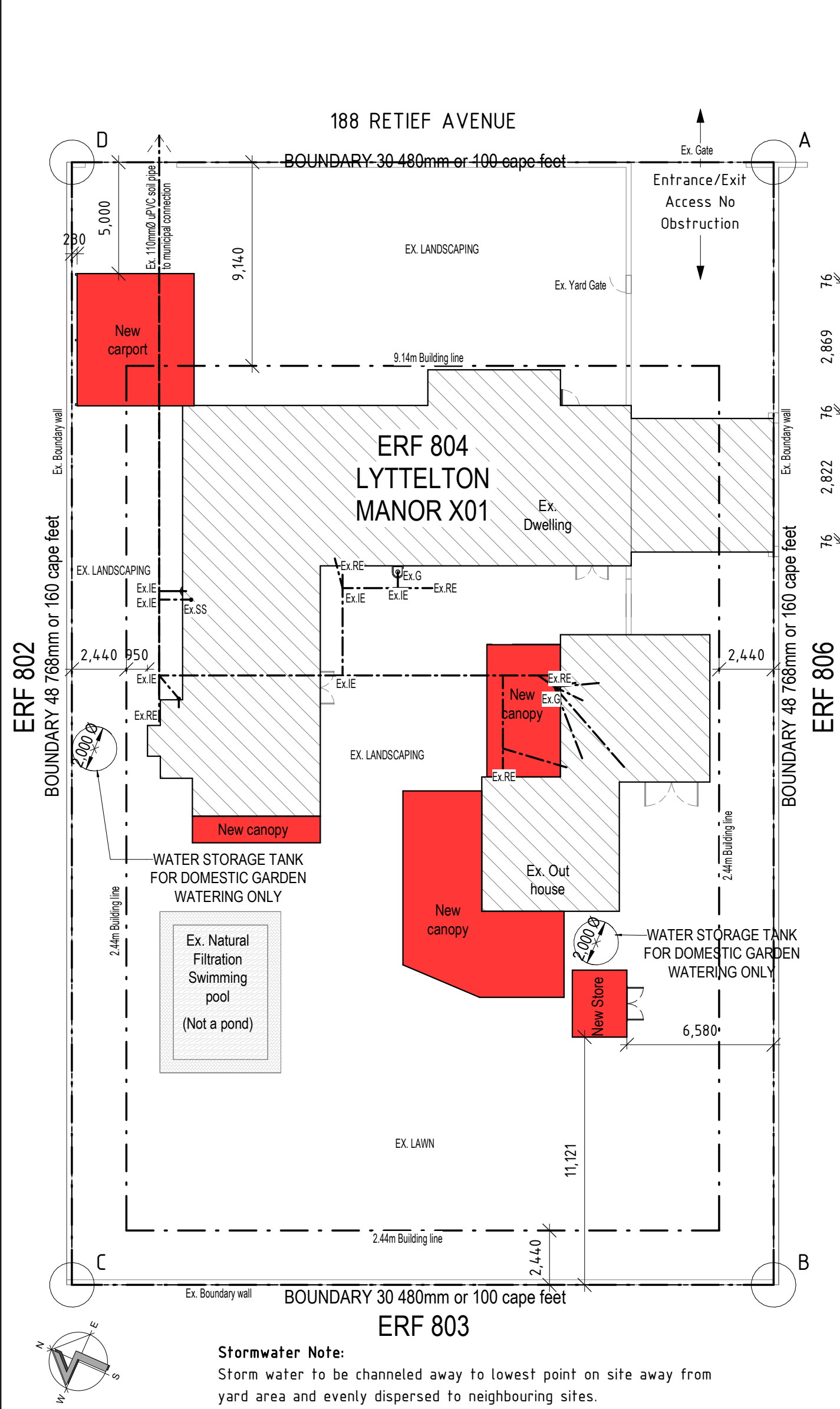
- Public interest:
The public interest is not affected by this application for the removal of restrictive Title Conditions.
- Constitutional and transformation imperatives and the related duties of the State:
The conditions requested to be removed do not have any bearing related to the duties of the State.
- Facts and circumstances relevant to the application:
As mentioned above, the registered land owners wish to have approved As-Built plans approved by the City of Tshwane, there are restrictive Title Conditions which are prohibiting the approval of the plans.
- Respective rights and obligation of all those affected:
The application will be duly advertised, and anyone aggrieved by the application will be allowed the opportunity to give their grievances thereto. All surrounding property owners will be notified of the application.
- State and impact of engineering services, social infrastructure and open space requirements:
This point can be seen as omissible, as the application is applying for the removal of restrictive conditions contained with the Title Deed.
- The effect of the land development application on the environment:
This point can be seen as omissible as the application sites are developed and used in accordance with the conditions in the title deed. No sensitive environmental areas will be affected.

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

4. CONCLUSION

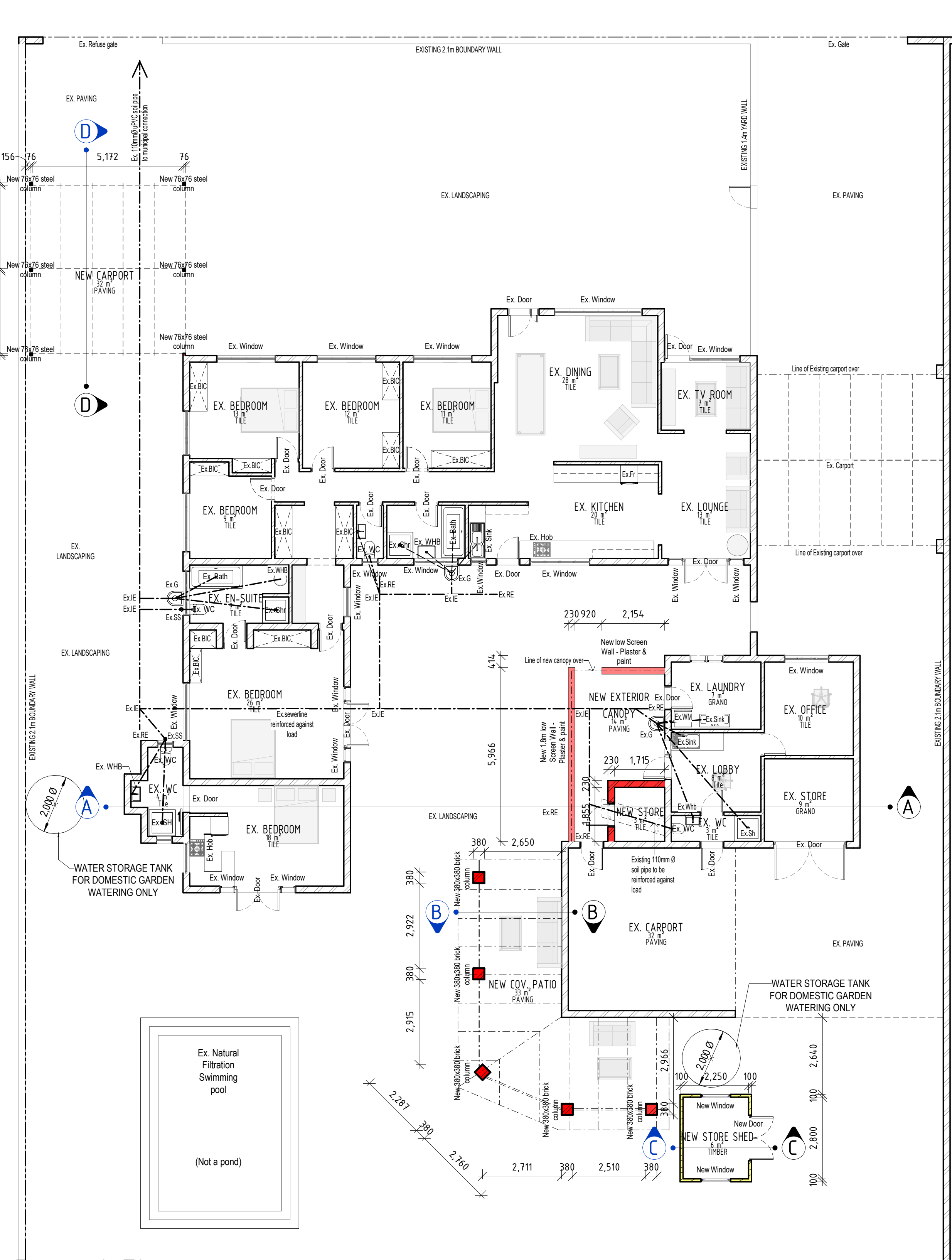
Application is made in terms of Section 16(2) of the Tshwane Land Use Management By-Law, 2016 (Amended 2024) for the removal of restrictive conditions contained in the Title Deed T69979/1988 on Erf 804, Lyttelton Manor Extension 1.

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



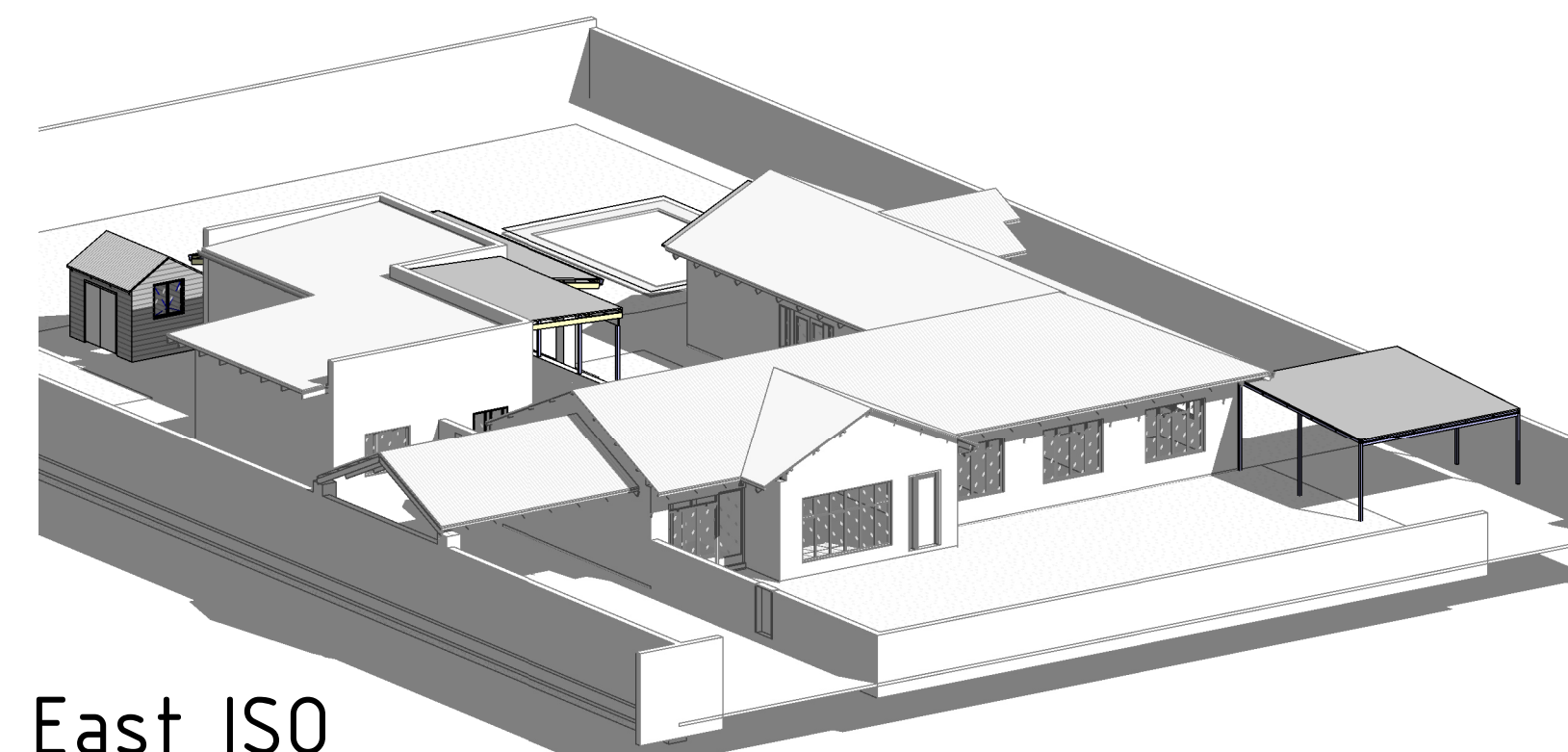
Site Plan

1 : 200

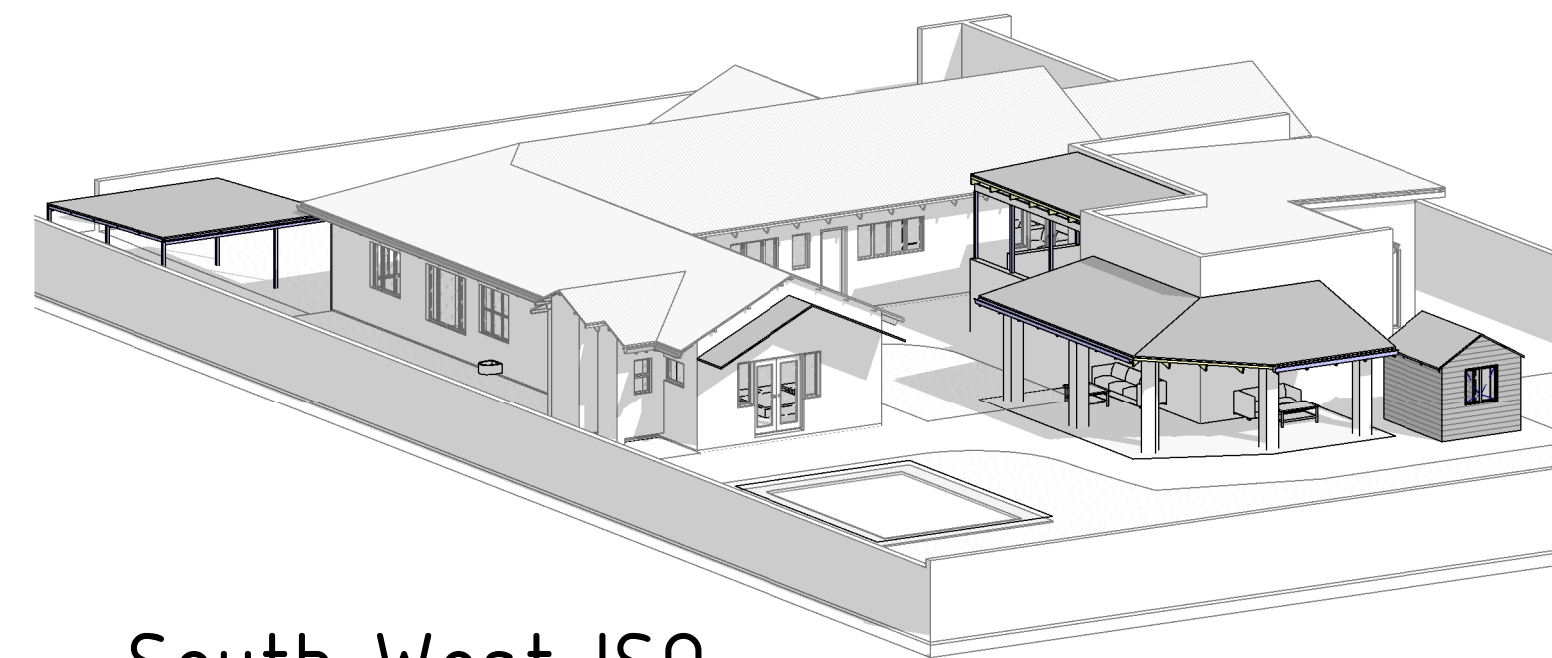


Ground Floor

1 : 100



North East ISO



South West ISO

SCHEDULE OF RIGHTS			
PROPERTY DESCRIPTION			
Erf / Portion	Erf 804	Site Area	1586 m ²
Township	Lyttelton Manor x01	Title Deed No	T 69979/88
ZONING INFORMATION			
Town Planning Scheme	CoT Land Use Scheme	Amendment Scheme No.	
	Planning Scheme, 20 24		
Use Zone	Res 3	Annexe No.	
DEVELOPMENT CONTROL MEASURES			
Permissible	Control	Actual	
3 Stories	Height of buildings	1 Story	
70% (1 110.2m ²)	Coverage	28.7% (346+109 = 455m ²)	
0.9	Floor Area Ratio	0.26	
1 427.4 m ²	Floor Area	409.5 m ²	
2m Rear & Side Building Line 5m Street Building Line	Building Lines	2m Rear & Side Building Line 5m Street Building Line	
N/A	Gross Building Area	455m ²	
The information provided above is hereby certified to be correct and precise			
NAME	A.Freer	SIGNATURE	
(PLEASE PRINT)			
DATE	2025 / 05 / 11	PLAN No.	



GENERAL:

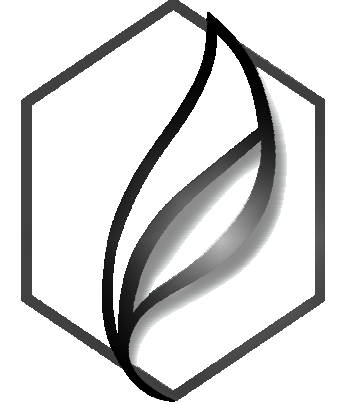
- All work to comply with the National Building Regulations (SANS 10400), the applicable SABS codes of conduct and standards as prescribed by the National Home Builders Registration Council (NHBC).
- All materials to be SABS or NHBC approved.
- Boundary pegs to be identified by the Client. These are to be checked by the Contractor, including all levels, dimensions, steps, etc. Any apparent discrepancies between the site evaluation and the drawings are to be brought to the Designer's attention.
- Figured dimensions to be taken in preference to scaling.
- Foundation to take founding in solid undisturbed ground.
- All electrical and plumbing work to be carried out by registered qualified subcontractors.
- Concrete to foundation and surface bed to be 20MPa at 28 days.
- Fill below surface bed to be well compacted in 150mm layers to achieve a minimum of 93% modified AASHTO. Use is to be made of suitable material which is free of clay content.
- Brickwork to be built in below and above window level and every forth course in continuous bands.
- Provide 4mm galvanized wire ties built 5 courses into external brickwork to secure rooftrusses to wall.
- Provide laminated safety glass to all doors & windows where glazing is within 900mm above F.F.L.
- Glazed tiling to full height in all bathrooms and kitchen.
- FIRE PREVENTION:
 - Any roof space between garage and habitable areas shall be divided by a wall with a 30 minute fire rating.
 - Any door between garage and habitable areas to be a solid timber core door, 40mm thick.
- FLOOR & WATERPROOFING:
 - Ground floor slab: 85mm thick, 20MPa concrete, perfectly level, min. 150 above N.G.L., on compacted hardcore min. 93% modified AASHTO: 25mm thick screed and finishes as indicated.
 - Structural concrete floors to eng. spec.
- FOUNDATIONS & BRICKWORK:
 - All foundations to be 20MPa concrete at least 250x750mm, min. 255 under ground level or to eng. spec.
 - Boundary walls foundation must not encroach over boundary and walls to be finished as per the finishing schedule.
 - Courtyard and screen walls to be at least 1.8m high above N.G.L.
 - Lintels to be supported min. 150mm for openings up to 3.0m and at least 220mm for openings up to 4.8m.
- STAIRS AND BALUSTRADE:
 - Stairs to be 110mm min. width, treads 300mm min., risers 170mm max., with 6mm max. deviation.
 - 1m high balustrade to all stairs and balconies with max. 100mm gaps.
 - Stairs headroom to be 2.1m measured from pitchline.
- DRAINAGE:
 - Anti vac traps to all first floor waste fittings.
 - Any drain not deeper than 350mm under ground level to be protected against load.
 - Provide a chemical temporary toilet in position indicated: keep it in a hygienic and odourless state.
 - All drains to be 100 Ø PVC min. fall 1:60.
 - Stacks in ducts to be accessible for cleaning purposes.
- GLAZING:
 - Glazing of all new windows and doors to be in accordance with part N of SANS 10400
- DRYWALLING:
 - To be in accordance with SANS 10400 & 10082
- TIMBER:
 - To be in accordance with SANS 1063
- CHIMNEYS:
 - To be in accordance with part V of SANS 10400

Owner's Signature _____

Engineer's Signature _____ Reg. No. _____

Architectural Professional's Signature _____ PSAT 34628205 Reg. No. _____

Revision Schedule		
REV	DESCRIPTION	DATE
00	For information	05/01/2025
01	For information	11/05/2025
02	For Council Submission	12/05/2025
03	Site plan Updates	11/06/2026



FRESHFORM

ARCHITECTS

Andrew Freer
084 333 6644
andrew@freshform.co.za
www.freshform.co.za

71 Kapok Street,
Lynnwood Glen,
Pretoria,
0081

Date: 04/01/25

Drawn By: AF

Checked By: AD

Registration Number: PSAT 3462 8205

Project:
ADDITIONS AND ALTERATIONS ON
ERF 804, LYTTELTON MANOR X01
FOR MR & MRS MARSAY

Drawing Title:
SITE PLAN & FLOOR PLAN

Drawing Number:
MAR-001-REV

03

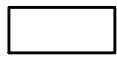
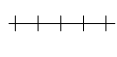
SURROUNDING OWNERS LIST – ERF 804, LYTTTELON MANOR EXTENSION 1

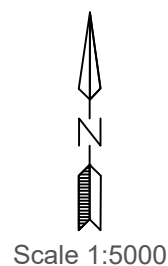
LYTTTELTON DEVELOPMENT CO PTY LTD (Erf 801, Lyttelton Manor Extension 1) 189 Monument Avenue Lyttelton Manor 0157	
VINCENT CLEMENT BEUKES (Erf 802, Lyttelton Manor Extension 1) 190 Retief Avenue Lyttelton Manor 0157	
JACQUES HENDRIK PIENAAR (Erf 843, Lyttelton Manor Extension 1) 189 Retief Avenue Lyttelton Manor 0157	
ROSALIA LOUISE BARNARD (Erf 841, Lyttelton Manor Extension 1) 185 Retief Avenue Lyttelton Manor 0157	
MEERHOF TRUST (Erf RE/839, Lyttelton Manor Extension 1) 111 Napier Road Lyttelton Manor 0157	
LIMASIZE PTY LTD (Erf 806, Lyttelton Manor Extension 1) 182 Retief Avenue Lyttelton Manor 0157	
LIMASIZE PTY LTD (Erf 805, Lyttelton Manor Extension 1) 119 Napier Road Lyttelton Manor 0157	
CHOC HOUSE ASSOCIATION (Erf 803, Lyttelton Manor Extension 1) 185 Monument Avenue Lyttelton Manor 0157	

LOCALITY PLAN

Erf 804, Lyttelton Manor Extension 1



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



Scale 1:5000

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





2335
LÖTZ BALOYI
HORN INC.
PHONE NUMBER
011 460 1804 / NVR
PRETORIA



~~MacRobert de Villiers
Lundon & Tindall Inc.~~

~~51~~
Tel. 28-5778

97

DEED OF TRANSFER

in favour of :

JULIAN CHRISTOPHER DERMOT MARSAY

ERF 804 SITUATE IN THE TOWNSHIP LYTTTELTON
MANOR EXTENSION 1, REGISTRATION DIVISION
J R TRANSVAAL

T 16251/1981

COUZYN, HERTZOG & HORAK

INGELYF / INCORPORATED

Reg. Nr. 76/04189/21

6de Vloer, Trust Bank Sentrum, Sentraalstraat

TEL. 325-4600

PROKUREURS, ENS — ATTORNEYS, ETC.

RATED
BELASBAAR

PREPARED BY ME,

BC. 35587/93

CANCELLED
GEKANSLEER

REGISTRAR
REGISTRATEUR

DATE
DATUM 13 05/93

CONVEYANCER
MARAIS J.J.

13 05/93

VERBOD
MORTGAGED

vir
for R. 76 000,00 (met preferensie
vir 'n verdere bedrag nie te borgeende (with preference
for an additional amount not exceeding

R. 16 000,00

Aktekantoor
Deeds Office

Registrateur
Registrar

DATE
DATUM 17 10 88

DATA LOGGING DATA CAPTURE

DATE 18/10

ENTERED

8/12 Bds

DEED OF TRANSFER

T 69979/88

BE IT HEREBY MADE KNOWN :

ABRAHAMA JOHANNA BOOYSEN

THAT JAN ANDREAS ADRIAAN KRUGER appeared before me,
the Registrar of Deeds of the Transvaal, at PRETORIA,
he the said Appearer, being duly authorised thereto
by a Power of Attorney granted to him by :

DERRICK GORDON BENNISON

Identity Number 251009 5074 10 6

Married out of community of property

dated .../2

VIR VERDERE ENDOSSEMENTE KYK
FOR FURTHER ENDORSEMENTS SEE

8

BC 036011 03

**GEKANSLEER
CANCELLED**

02 05 1993

REGISTRATEUR/REGISTRAR

B 37309/93

2003 -05- 02

vir
for R

Aktekantoor
Deeds Office
PRETORIA

Registrateur
Registrar

DATUM
DATE

13 05/93

2003 -05- 02

B 34008 03/10

**VERBIND
MORTGAGED**

vir
for R

530 000 - 00

Aktekantoor
Deeds Office

Registrateur
Registrar

02 05/03

000005932 / 2025

**GEKANSLEER
CANCELLED**

REGISTRATEUR/REGISTRAR

2025 -02- 10

dated the 19th day of JULY 1988, and signed at
PRETORIA.

AND the said Appearer declared that his Principal, the
said :

DERRICK GORDON BENNISON

Married as aforesaid

had truly and legally sold, and that he, in his capaci-
ty aforesaid, did by these present, cede and transfer,
in full and free property, to and on behalf of :

JULIAN CHRISTOPHER DERMOT MARSAY

Identity Number 560229 5127 00 3

Married out of community of property

-WHITE GROUP-

His heirs, Executors, Administrators or Assigns :

ERF 804 situate in the township LYTTTELTON
MANOR EXTENSION 1, Registration Division
J R Transvaal

MEASURING 1586 (ONE THOUSAND FIVE HUNDRED AND
EIGHTY SIX) Square Metres

FIRST transferred by Deed of Transfer
T 22092/1952 and held by Deed of
Transfer T 16251/1981.

SPESIAAL ONDERHEWIG aan die volgende voorwaardes :

(a) Alle regte op minerale en edelgesteentes op, in
en onder hierdie erf, asook alle regte waarmee

die .../3

WHITE GROUP
BLANKE GROEP

die eienaar van die eiendomsgrond bekleë is of word om te deel in die gelde wat moontlik aan die Staat toekom uit die verkoop van die mynregte oor die dorpsgrond, asook die aandeel in kleimlisen-siegelde en enige aandeel in hierdie gelde of winste wat moontlik aan enige eienaar toekom ingevolge enige mynbrief ten opsigte van die grond binne die dorp, en dergelike gelde, word aan LYTTTELTON TOWNSHIPS (PROPRIETARY) LIMITED en sy regsopvolgers tot sodanige regte voorbehou, soos sal blyk uit Sertifikaat van Minerale Regte No 621/1941 R.M.

- (b) Geen ander titelvoorwaardes as dié hierin uiteengesit, mag opgelê word nie, behalwe met goedkeuring van die Administrateur, met dien verstande dat die Administrateur geen voorwaardes wat in stryd is met dié waarop die stigting van die dorp toegestaan is of met enige goedgekeurde skema van dorpsaanleg mag goedkeur nie.
- (c) As die applikant aan die Administrateur of enige toekomstige plaaslike bestuur kennis gee dat hy nie meer bereid is om die bevoegdhede waarmee hy volgens die titelvoorwaardes bekleë is, uit te oefen nie, of as hy te eniger tyd versuim of nalaat om sodanige bevoegdhede uit te oefen wanneer dit van hom verlang word om sulks te doen, dan het die Administrateur of plaaslike bestuur, na gelang van die geval, die reg om al sulke bevoegdhede namens hom uit te oefen.
- (d) Die erf mag nie onderverdeel word nie, behalwe onder spesiale omstandighede en dan alleen met die skriftelike toestemming van die Administrateur

(of 'n liggaam of persoon wat deur hom vir dié doel aangewys word) wat dan sodanige verdere voorwaardes wat hy nodig ag, kan voorskryf.

- (e) Die eienaar besit geen reg om vir enige doeleindes hoegenaamd bakstene, teëls of erdepype of ander artikels van 'n soortgelyke aard op die erf te vervaardig of te laat vervaardig nie. Hy besit ook geen reg om, sonder die skriftelike toestemming van die Administrateur of plaaslike bestuur, wanneer dit saamgestel is, enige materiaal daarop uit te grawe nie, behalwe om die erf vir boudoeleindes geskik te maak.
- (f) Geen dier soos omskryf in die Skutregulasies van Plaaslike Besture mag op die erf aangehou word nie.
- (g) Alle sink wat in die oprigting van 'n dak of van die blootgestelde deel van 'n gebou gebruik word, moet binne twaalf maande na die oprigting daarvan geskilder word.
- (h) Tot tyd en wyl 'n plaaslike bestuur saamgestel is, mag geen skuttings vir advertensiedoeleindes, sonder die toestemming van die applikant, op die erf opgerig word nie.
- (i) Geen hout- en/of sinkgeboue van watter aard ookal mag op die erf opgerig word nie.
- (j) Die erf moet slegs vir woondoeleindes gebruik word.
- (k) (i) Hoogstens een woning met die nodige buitegeboue mag op die erf opgerig word, behalwe onder spesiale omstandighede en dan alleen met die skriftelike toestemming van die Administrateur, of liggaam of persoon deur hom vir die doel aangewys.

- (ii) Die geboue, sonder inbegrip van die nodige buitegeboue, wat op Erwe Nos. 1008, 1010, 1012, 1014, 1016, 1117, 1119, 1121, 1123, 1125, 1127, 1129, 1131, 1133, 1135, 1137, 1139, 1141, 1143, 1145, 1147, 1149, 1169, 1171, 1173, 1175, 1177, 1179, 1181, en 1183 moet minstens Tweeduisend rand (R2 000,00) kos en op die oorblywende erwe moet dit minstens Eenduisend vyfhonderd rand (R1 500,00) kos.
 - (iii) Buitegeboue moet gelyktydig met die woonhuis opgerig word en laasgenoemde moet 'n volledige gebou wees, en nie 'n gedeeltelik geboude huis wat vir voltooiing op 'n later datum bestem is nie. Geen buitegebou mag aan 'n straatfront opgerig word nie.
- (1) (i) Geen gebou mag binne 9,14 meter van 'n straatgrens opgerig word nie, met dien verstande dat geboue wat op Erwe Nos 1008, 1010, 1012, 1014, 1016, 1117, 1119, 1121, 1123, 1125, 1127, 1129, 1131, 1133, 1135, 1137, 1139, 1141, 1143, 1145, 1147, 1149, 1169, 1171, 1173, 1175, 1177, 1179, 1181 en 1183 opgerig word, nie minder as 12,19 meter van die grens van die diensstraat wat parallel met die pad Pretoria-Germiston loop, geleë mag wees nie.
- (ii) Geen gebou mag binne 2,44 meter van die sy- of agtergrens van die erf opgerig word nie.
 - (iii) Die woonhuise wat op Erwe Nos. 1114, 1115, 1480 tot 1483 en 1485 tot 1506 opgerig word, mag nie Oos front nie. Buitegeboue op Erwe Nos 1114 en 1115 mag nie binne 6,10 meter van die agterste grens van daardie erwe op-

gerig word nie en moet doeltreffend afgeskort word tot bevrediging van die applikant of plaaslike bestuur, wanneer dit saamgestel is.

- (iv) Die ligging van alle geboue moet die goedkeuring van die applikant of die plaaslike bestuur, wanneer dit saamgestel is, wegdra.
- (m) Tot tyd en wyl 'n plaaslike bestuur saamgestel is moet die erfnetjies omhein word tot bevrediging van die applikant. Die eienaar moet die heining in goeie toestand hou.
- (n) In voormelde titelvoorwaardes het onderstaande uitdrukkinge die betekenis wat aan hulle geheg word :
 - (i) "Applikant" beteken Lyttelton Townships (Proprietary) Limited, en sy regsopvolgers in dorpsseiendom.
 - (ii) "Woonhuis" beteken 'n huis wat ontwerp is vir gebruik as 'n woning deur een gesin.

EN VERDER ONDERHEWIG aan sodanige voorwaardes as in gemelde Aktes vermeld staan of na verwys word.

WHEREFORE the Appearer, renouncing all the right and title :

DERRICK GORDON BENNISON

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 :

JULIAN CHRISTOPHER DERMOT MARSAY

Married as foresaid

OK his .../7 2

his heirs, Executors, Administrators or Assigns, now are and henceforth shall be entitled thereto conformably to local custom, the State however reserving its rights, and finally acknowledging the purchase price to be the sum of R105 000,00 (ONE HUNDRED AND FIVE THOUSAND RAND), and that the sale took place on the 17th day of June 1988.

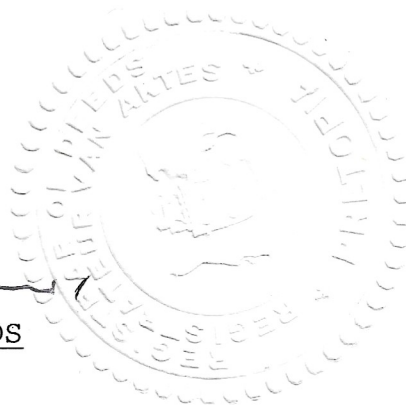
IN WITNESS WHEREOF I, the said Registrar, together with the Appearer have subscribed to these presents and have the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the Registrar of Deeds at PRETORIA, Transvaal on **17 10 88**

In my presence :

Booyer
q.q.

[Signature]
REGISTRAR OF DEEDS



[Signature]

[Signature]



Economic Development and Spatial Planning

3rd Floor | Middestad Building | 252 Thabo Sehume Street | Pretoria | 0002

PO Box 440 | Pretoria | 0001

Tel: 012 358 7988

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Date 2026/07/20

TO WHOM IT MAY CONCERN

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

PROPERTY LIS KEY (GIS KEY): 038700804

ZONING KEY: 038700804

SPLIT ZONING: Not Applicable

PROPERTY DESCRIPTION: Erf 804 LYTTELTON MANOR X01 (188 RETIEF AVENUE)

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

A. USE ZONE 3: RESIDENTIAL 3

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

B	ANNEXURE L	S129.pdf
C	MINIMUM ERF SIZE	Not Applicable
D	UNITS PER HA	Not Applicable
E	DENSITY	Not Applicable
F	FLOOR AREA RATIO	Annexure L, subject to Clause 25
G	HEIGHT	Annexure L, subject to Clause 26
H	COVERAGE	Annexure L, subject to Clause 27
I	OTHER APPROVALS	Not Applicable
J	BUILDING LINES	Streets: Subject to Annexure L (S129.pdf) Rear and Side: Subject to Annexure L (S129.pdf)
K	SCHEDULE 5	Not Applicable
L	ATTACHED DOCUMENTS	S129.pdf, Schedule 1-P19,20

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:

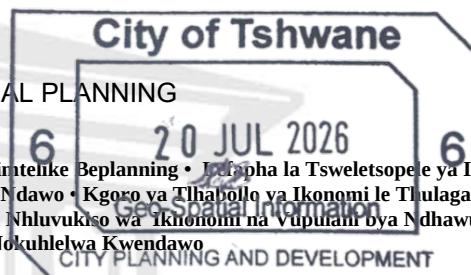
In the case of any other approval linked to this zoning certificate and numbered in row "I" the validity of this document(s) need to be verified as the rights may have lapsed.

Kind regards

f: GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING

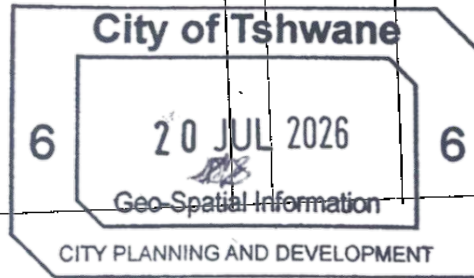
Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Jirapha la Tsweletsopel e ya Ikonomi le Polane
ya Sebaka • UmNyango wezokuThuthuthukiswa kwezomNotho namaPlani weNdawo • Kgoro ya Tlhabollo ya Ikonomi le Thulaganyo ya Mafelo •
Muhasho wa Mveledziso ya Ekonomi na Vhupulani ha Fhethu • Ndzawulo ya Nhluvukiso wa Ikonomi na Vhupulani bya Ndawo • Umnyango
Wezokuthuthukiswa Komnotho Nokuhlelwa Kwendawo

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



Document Ref: 038700804_20260720_101155560_1

TOWNSHIP	ERF	USE ZONE	PERMITTED	WITH CONSENT	NOT PERMITTED	HEIGHT	COVER- AGE	FAR	DENSITY	PARKING	BUILDING LINES	GENERAL	S/NO	A/S NO
		2	3	4	5	6	7	8	- 9	10	11	12		
I														
Lytelton Manor	7- 64, 158-181, 225-232, 255-257, 259-293, 295-305, 306RE	III Residential 3	*	*	*	3	70%	0.9	-	1 covered parking place per dwelling unit with 3 or less habitable rooms, 1 covered and 1 open parking place per dwelling unit with 4 or more habitable rooms, plus 1 park- ing place per 3 units for guests.	5m: street 2m: other boundaries	1. The provisions of Clause 22 are applicable. 2. Erven 225, 227-232, 235, 241-243, 250, 254-257, 259-265 Lytelton Manor, and Erven 1010, 1012, 1014, and 1016, Lytelton Manor X1: (i) No direct access may be permitted from any Provincial road. (ii) Internal roads may not be permitted along any existing or proposed Provincial road.	129	
Lytelton Manor X1	789-810, 812-822, 823RE, 825, 827, 829, 831-850, 855, 982-992, 993RE, 1010-1017, Pin 4 of 1515, 2100, 2111													

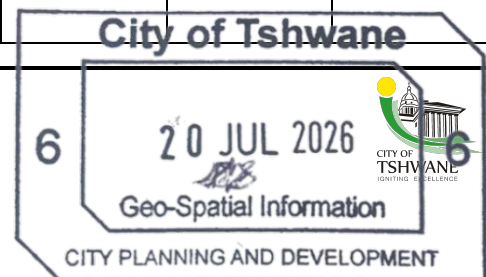


Township, Agricultural Holdings or Farms	Erf/ Property	Position applicable	Building line(s) in Metres for all storeys except where otherwise indicated	Road / boundary where access is not permitted	Boundaries to which access is limited	Boundaries: Physical barrier required
(1)	(2)	(3)	(4)	(5)	(6)	(7)
Lynnwood X1		Road P128/1	12			
		Lynnwood Road	12			
		All other streets	10			
Lynnwood Glen		Lynnwood Road	12			
		Road M1312	12			
		All other streets	7,5			
Lynnwood Manor		All streets	7,5			
		Residential 4 erven	10,668			
Lynnwood Manor X1		All streets	8			
Lynnwood Manor X3		All streets	5			
Lynnwood Park		All streets	6			
Lynnwood Ridge		All streets	7			
Lynnwood Ridge X1		All streets	16			
Lyttelton Manor	7-64, 158-181, 225-232, 235, 241-243, 250, 254-257, 259-293, 295-303, 306/R	Street	5			
		Other boundaries	2			
	251	Botha Ave	8			
	258	Street	8			
	359/R	Other boundaries	2			
		Western boundary	10			
		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



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)
	2159	Street	3			
Lyttelton Manor X4	2136	Street	6			
		Other boundaries	2			
	2137, 2138, 2140-2146	Street	6			
		South western boundary	8			
		Other boundaries	2			
Lyttelton Manor X6	2186-2190	No buildings may be erected in the area indicated on map with Annexure T S161.				
	2195, 2197	Northern boundary	25		Ergon Road	
M						
Magalieskruin		All streets	5			
Magalieskruin X1		All streets	5			
Magalieskruin X2		Sefako Makgatho Drive (Zambesi Drive)	12			
		All other streets	5			
Magalieskruin X3		All streets	5			
Magalieskruin X9		All streets	3,5			
Magalieskruin X12			3,5			
Maroelana		All streets	6			
Maroelana X3		All streets	5			
Mayville		Paul Kruger Street	7,5			
		All other streets	3,5			
Menlo Park		Brooklyn Road	3			
		Justice Mahomed Street (Charles Street)	3			
		Hazelwood Road	3			
		Mackenzie Street	3			
		Why Street	3			
		All other streets	6			
Menlo Park X1		All streets	9			
Menlyn X3		All streets	5			
Menlyn X4		All streets	5			
Menlyn X9		Atterbury Road	16			
		January Masilela Drive (Gen. Louis Botha Drive)	16			
	52	Southern boundary	20			
Meyerspark		All streets	9			
Meyerspark X1		All streets	7,5			
Meyerspark X2		All streets	7,5			
Meyerspark X3		All streets	7,5			
Meyerspark X4		All streets	7,5			
Meyerspark X5		All streets	9			
Meyerspark X6		All streets	7,5			
Meyerspark X7		All streets	7,5			
Meyerspark X8		All streets	6			
Monrick Agricultural Holdings		All streets	30			

TSHWANE LAND USE SCHEME, 2024: SCHEDULE 1

Adopted: 08 May 2024

Comes into operation: 01 July 2024

