

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.



10 JUNE 2026

YOUR REF.:
OUR REF.: TPH26724

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

PO Box 11437
Silver Lakes
0054

Tijger Vallei Office Park
Unit 9, 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 402, MEYERSPARK

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 R910-00 being the application fees, PLUS R1 580-00 promulgation fee
- ❖ Copy of the completed and signed Schedule 33 form.
- ❖ Copy of the application forms COT F/1, COT F/3 and the COT F/10 checklist.
- ❖ Copy of the Special Power of Attorney and Company Resolution.
- ❖ Copy of the Company Documentation.
- ❖ Copy of the motivational memorandum.
- ❖ 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	260611BBC00046441C00046439
Beneficiary name	City Of Tshwane (a)
Bank name	ABSA BANK
Beneficiary account number	XXXXXX8263
Beneficiary branch number	632005
Beneficiary reference	LU63042400402REM
Amount	R 2490.00
Payment date and time	2026/06/11 15:31:37

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	MEYERSPARK		
Erf/Plot/Farm No.	402	Portion (e.g. /R/1)	-
Ward	41		
Street name	CARINUS STREET		
Street number	210	Planning Region	6

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

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

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

SIGNED ON THIS 10TH DAY OF JUNE 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			
Initials			
First name			
Surname			
Preferred name			
ID Number			
Marital status	Single/not married ☐	In community of property	☐
	Out of community of property	☒	
Owner Details: Legal Entity/other			
Name	WARDA BELEGGINGS (PTY) LTD		
Registration number	1996/011288/07		
Representative name	ANITA LABUSCHAGNE		
Physical Address of the Owner			
Physical Address (Work)			
Address Line 1 (street no.)	165		
Address Line 2 (street name)	DE BOULEVARD STREET		
Township	SILVERTON	Postal Code	0184
Specify City	PRETORIA		
Physical Address (Home)			
Address Line 1 (street no.)			
Address Line 2 (street name)			
Township		Postal Code	0002
Specify City			
Postal Address of the Owner			
Postal Type	PO Box ☒	Physical Address (Home)	☐
	Private Bag ☐	Physical Address (Work)	☐
Postal Number	PO BOX 912464		
Township	SILVERTON	Postal Code	0127
City	PRETORIA		
Communication Details of the Owner			
E-Mail Address	anita@uitkykveismark.co.za		
Cell Phone	N/A		
Home Phone	N/A		

Work Phone	012 804 3280
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: 10 JUNE 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	Meyerspark	Portion (e.g. /R1)	-
Erf/Plot/Farm No.	402		
Ward	41		
Street Name	Carinus Street		
Street Number	210	Planning Region	6
Land Use Scheme	Tshwane Land Use Scheme, 2024		
Adopted Annexure No.	N/A		
Adopted Zoning	Residential 1		
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	T24284/2026		
Indicate the conditions to be removed or suspended in the Title Deed	1. (a), (b), (c), (d), (e), (f) 3. (i), (ii) 4. (a), (b), (c), (c)(i), (c)(ii), (d), (e)		
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	X	Proof of Members of Company/ Close Corporation/Trust	X
Proof of Marital Status of the Owner	N/A	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: 10 JUNE 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 402, MEYERSPARK

APPLICATION TYPE: APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS CONTAINED IN DEED OF TRANSFER NO T24284/2026

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: 10 JUNE 2026

**RESOLUTION OF THE BOARD OF DIRECTORS OF WARDA BELEGGINGS (PTY)
LTD (Registration Nr. 1996/011288/07) HELD AT Prebora ON THE
26 DAY OF May 2026**

Decide:

That the lawful agent of the Company applies to the competent authority for removal of restrictive conditions of title and/or appeal in respect of the under-mentioned properties:

ERF 402, MEYERSPARK

AND THAT:

ANITA LABUSCHAGNE (WITH ID NR. 7101210322086)

OR

MARTIN IAN LABUSCHAGNE (WITH ID NR. 9005315048082)

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

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

CERTIFIED A TRUE COPY:


ANITA LABUSCHAGNE


MARTIN IAN LABUSCHAGNE

SPECIAL POWER OF ATTORNEY

We, the undersigned,

ANITA LABUSCHAGNE with ID nr: 7101210322086

AND

MARTIN IAN LABUSCHAGNE with ID nr: 9005315048082

duly authorised by a resolution of the Board of Directors of **WARDA BELEGGINGS (PTY) LTD (Registration Nr. 1996/011288/07)** 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 removal of restrictive conditions of title and/or appeal in respect of the under-mentioned property:

ERF 402, MEYERSPARK

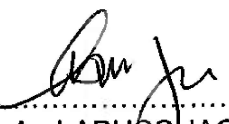
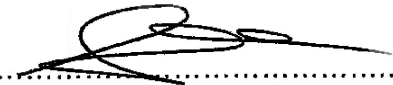
and to take all such steps, do all such acts, sign all such documents and appoint or involve all such persons as may be requisite or necessary in order to give effect to the powers hereby granted and, for effecting the aforesaid purposes, to do or cause to be done whatsoever shall be requisite, as fully 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.

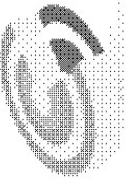
Signed at Prebriq on this 26 day of May 2026, in the presence of the undersigned witnesses.


.....

.....


.....
A. LABUSCHAGNE

.....
M.I. LABUSCHAGNE

COR39



Companies and Intellectual
Property Commission
→ member of the ari group

Date: 18/10/2022

Our Reference: 9375022680

RUDIE VAN ZYL
E-mail: DALEEN@RUDIEVZ.CO.ZA
POSBUS 15040
SINOVILLE
PRETORIA
0129

RE: Amendment to Company Information
Company Number: 1996/011288/07
Company Name: WARD BELEGINGS (PTY) LTD

We have received a COR39 (Notice of change of company directors) from you dated 18/10/2022.
The COR39 was accepted and placed on file.

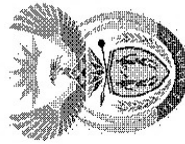
The following change was effected to Director/Secretary/Officer:
Director FREDERICK CORNELIUS - Change was made.
- Director / member status changed from Active to Deceased.
The following change was effected to Director/Secretary/Officer:
Director ANITA LABUSCHAGNE - Change was made.
The following change was effected to Director/Secretary/Officer:
Director MARTIN IAN LABUSCHAGNE - Change was made.

Yours truly

Commissioner: CIPC

Please Note:

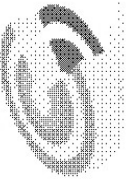
The attached certificate can be validated on the CIPC web site at www.cipc.co.za.
The contents of the attached certificate was electronically transmitted to the South African Revenue Services.



The Companies and Intellectual Property Commission
of South Africa
P.O. BOX 429, PRETORIA, 0001, Republic of South Africa. Docex 256, PRETORIA.
Call Centre Tel 086 100 2472, Website www.cipc.co.za



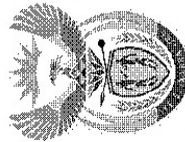
Certificate issued by the Companies and Intellectual Property Commission on Tuesday, October 25, 2022 04:57
Certificate of Confirmation



Companies and Intellectual
Property Commission

→ member of the afri group

Registration number	1996 / 011288 / 07
Enterprise Name	WARDA BELEGGINGS (PTY) LTD
Enterprise Shortened Name	None provided.
Enterprise Translated Name	None provided.
Registration Date	23/08/1996
Business Start Date	23/08/1996
Enterprise Type	Private Company
Enterprise Status	In Business
Financial year end	February
Main Business/Main Object	
Postal address	POSBUS 912464 SILVERTON 0127
Address of registered office	DE BOULEVARD STREET 165 SILVERTON 0184

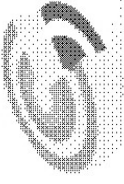


The Companies and Intellectual Property Commission
of South Africa

P.O. BOX 429, PRETORIA, 0001, Republic of South Africa. Docex 256, PRETORIA.
Call Centre Tel 086 100 2472, Website www.cipc.co.za



Certificate issued by the Companies and Intellectual Property Commission on Tuesday, October 25, 2022 04:57
Certificate of Confirmation



Companies and Intellectual
Property Commission

↓ member of the afri gvaap

Registration number 1996/011288/07
 Enterprise Name WARDA BELEGGINGS (PTY) LTD

Auditor
 Name RUDIE VAN ZYL OUDITEURE

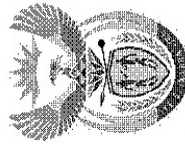
Postal Address
 POSBUS 269
 MONTANA PARK
 0129

Designated Auditor
 Name VAN BROEKHUIZEN MARGARETHA ADRIANA

Postal Address

Active Directors / Officers

Surname and first names	ID number or date of birth	Director type	Appointment date	Addresses
LABUSCHAGNE, MARTIN IAN	9005315048082	Director	02/08/2022	Postal: 141 BRONBERG ESTATE, 1036 OLYMPUS DRIVE, OLYMPUS PRETORIA, GAUTENG, 0081 Residential: 141 BRONBERG ESTATE, 1036 OLYMPUS DRIVE, OLYMPUS PRETORIA, GAUTENG, 0081
LABUSCHAGNE, ANITA	7101210322086	Director	23/10/2020	Postal: JAMAICAN MUSIC 10, EQUESTRIAN ESTATE, MOOIKLOOF, GAUTENG, 0081 Residential: JAMAICAN MUSIC 10, EQUESTRIAN ESTATE, MOOIKLOOF, GAUTENG, 0081



The Companies and Intellectual Property Commission
of South Africa

P.O. BOX 429, PRETORIA, 0001, Republic of South Africa. Docex 256, PRETORIA.

Call Centre Tel 086 100 2472, Website www.cipc.co.za



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 – **T24284/2026** ON **ERF 402, MEYERSPARK**

PREPARED FOR: WARDA BELEGGINGS (PTY) LTD

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INDEX

1. THE APPLICATION

2. GENERAL INFORMATION

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

3. MOTIVATION

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

4. CONCLUSION



MOTIVATION IN SUPPORT OF THE APPLICATION IN TERMS OF SECTION 16(2) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024) FOR THE REMOVAL OF RESTRICTIVE CONDITIONS CONTAINED IN THE TITLE DEED – T24284/2026 ON ERF 402, MEYERSPARK

2. 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 T24284/2026 on Erf 402, Meyerspark.

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.

2. GENERAL INFORMATION

2.1 Local Authority

City of Tshwane Metropolitan Municipality.

2.2 Property Description

Erf 402, Meyerspark.

2.3 Registered Owner

The property is registered in the name of Warda Beleggings (Pty) Ltd.

2.4 Property Size

The property measures 1586m² in extent.

2.5 Locality

The property is situated at 210 Carinus Street, Meyerspark.

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



2.6 Existing Zoning

The property is zoned “Residential 1”. 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 T24284/2026.

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, the Conditions of Title restricts the use of sink and wood as well as the street building line is very stringent. It is further proposed to “clean” the Title Deed of all mundane Title Conditions.

Due to the above, the owners have requested for the 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.

T24284/2026

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

1. (a) *Die applikant en enige ander persoon of liggaam van persone wat skriftelik deur die Administrateur daartoe magtiging verleen is, he met die doel om te sorg dat hierdie voorwaardes en enige ander voorwardes genome in Artikel ses en-vyftig bis van Ordonnasie Nr. 11 van 1931 of 'n wysiging daarvan, nagekom word, die reg en bevoegheid om op alle redelike tye die erf to betree teneinde sodanige inspeksie te doen of ondersoek in te stel as wat gedoen of ingestel mot word vir bovermelde doel.*

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

- (b) *Die erf mag nie onderverdeel word nie, behalwe onder buitengewone omstandighede, end dan slegs met skriftelike toestemming van die Administateur (of 'n liggaam of persoon wat hy vir die doel aanwys), wat ook sondanige verder voorwaardes as 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 use applications are subject to the provisions of the Spatial Planning and Land Use Management By-Law.

- (c) *Die opstand van alle geboue moet voldoen aan die vereistes van goeie argitektuur sodat dit nie bevaligheid van die omgewing benadeel 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.

- (d) *Nog die eienaar nog enigiemand anders besit die reg om, behalwe om die erf vir boudoeleindes in gereedheid to bring, enige material daarop uit te grawe sonder die skriftelike toestemming van die Administateur of plaaslike bestuur, wanneer die saamgestel is.*

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

- (e) *Geen dier soos omskryf in the Skutregulasies van die Plaaslike Besture, opgestel ingevolge die Ordonnansie op Plaaslike Besture, Nr. 17 van 1939, mag of 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.

- (f) *Geen geboue van hout en/of sink of roustene 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.

3. WOORDOMSKRYWING:

In voormelde en hieropvolgende titelvoorwaardes het onderstaande uitdrukkings die betekenis wat aan hulle geheg word:



- (i) “Applikant” beteken MEYERSPARK SINDIKAAT (EIENDOMS) BEPERK en sy regsopvolgers in dorpseiendom.
- (ii) “Woonhuis” beteken ‘n huis wat ontwerp is vir gebruik as 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.

4. (a) *Die erf moet sleg gebruik word om daarop ‘n woonhuis op te rig, met dien verstande dat met die toestemming van die Administrateur, na raadpleging met die Raad en die plaaslike bestuur, wanneer die saamgestel is, ‘n plek van openbare godsdiensoefining, en ‘n plek van onderrig, ‘n gemeenskapsaal, ‘n inrigting of spesiale geboue waat in ‘n woongebied tuishoort, op die erf opgerig kan word, voorts met dien verstande dat waar die dorp binne die gebied van ‘n goedgekeurde dorpsaanleekskema is, die plaaslike bestuur ander geboue waarvoor in die skema voorsiening gemaak word, kan toelaat, onderworpe aan die voorwaardes van die skema waarvolgens die toestemming van die plaaslike bestuur vereis word.*

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

- (b) *Nog die eienaar nog enigiemand anders besit die reg om vir enige doel hoegenaamd bakstene, teëls of erdepype of ander artikels van ‘n soortgelyke aard of erdepype of ander artikels van ‘n soortgelyke aard op die erf te vervaardig of te laat vervaardig.*

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

- (c) *Nie meer as een woonhuis met sodanige buitegeboue as wat gewoonlik vir gebruik in verband daarmee nodig is, mag op die erf opgerig word nie, behalwe onder buitengewone omstandighede en dan slegs met die skriftelike toestemming van die administrateur (of liggaam of persoon wat hy vir die diens aanwys) wat ook sodanige verdere voorwaardes as wat hy nodig ag, kan voorskryf.*

- (i) *Die waarde van die woonhuis sonder inbegrip van die buitegeboue wat op die erf opgerig word, ten opsigte van Erwe Nrs. 1 tot en met 65 moet minstens R4 000.00 wees en ten opsigte van alle ander erwe, minstens R3 000.00.*
- (ii) *Die hoofgebou, wat 'n voltoode gebou moet wees en nie een wat gedeeltelik opgerig is en eers later voltooi sal word nie, moet gelyktydig met of voor die buitegeboue opgerig word.*

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

- (d) *Geboue, met inbegrip van die buitegeboue wat op die erf opgerig word, moet minstens 9,1 meter van die straatgrens daarvan geleë wees en op so 'n wyse dat dit die gedkeuring van die applikant of plaaslike bestuur, wanneer die saamgestel is, wegdra.*

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) *Indien die erf omhein of op enige ander wyse toegemaak word, moet die Heining of omheiningsmateriaal opgerig en onderhou word tot voldoening van die applikant of plaaslike bestuur, wanneer die saamgestel is."*

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.

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 owner wishes to submit building plans to the City of Tshwane for approval, however 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 T24284/2026 on Erf 402, Meyerspark.

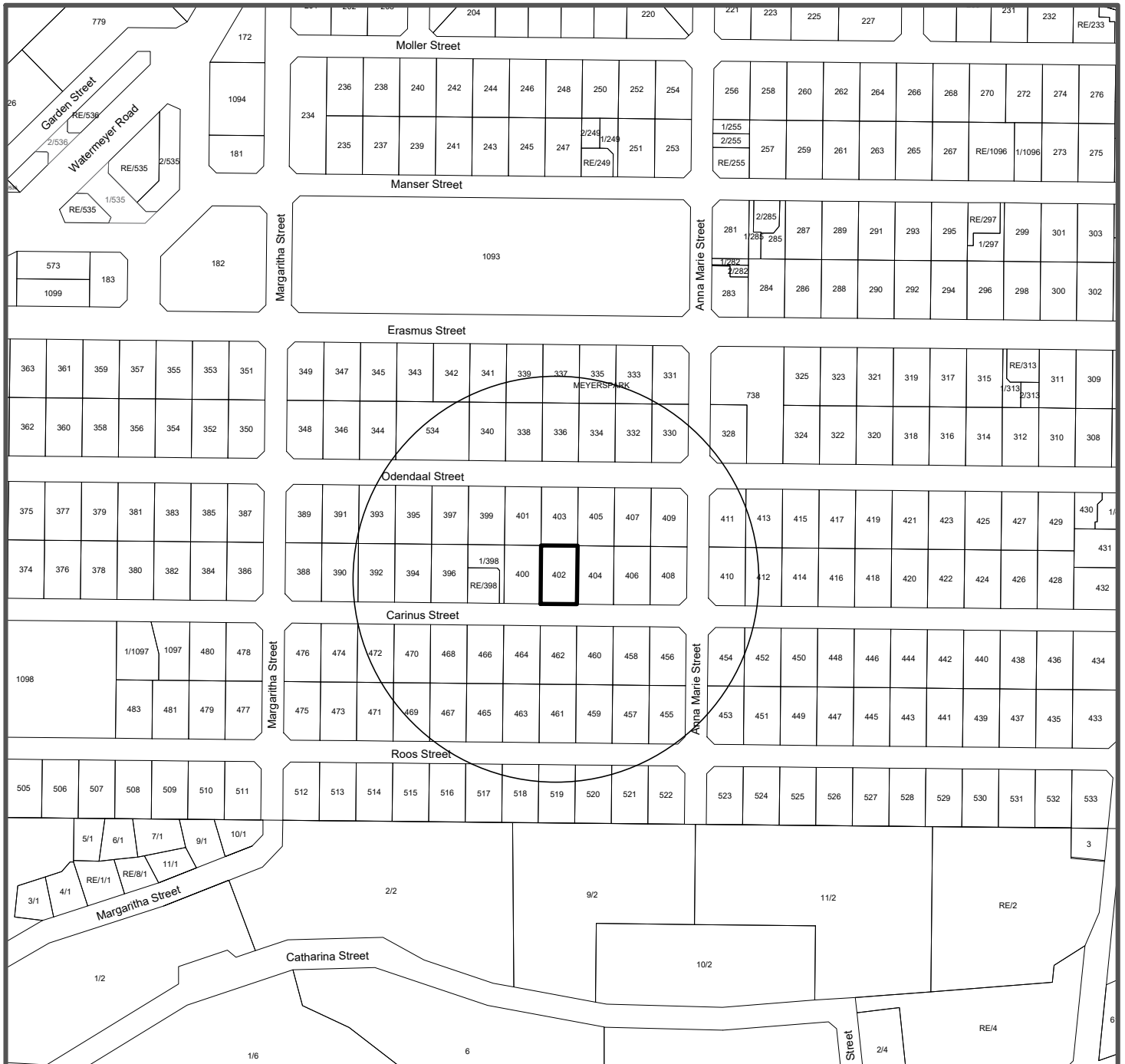
The Municipality's approval of this application will be appreciated.

SURROUNDING OWNERS LIST – ERF 402, MEYERSPARK

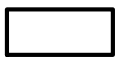
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Registered land owner (Erf 403, Meyerspark) 211 Odendaal Street Meyerspark 0184	
Registered land owner (Erf 405, Meyerspark) 213 Odendaal Street Meyerspark 0184	
Registered land owner (Erf 404, Meyerspark) 212 Carinus Street Meyerspark 0184	
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Registered land owner (Erf 462, Meyerspark) 211 Carinus Street Meyerspark 0184	
Registered land owner (Erf 464, Meyerspark) 209 Carinus Street Meyerspark 0184	

LOCALITY PLAN

ERF 402, MEYERSPARK



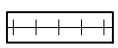
The Site



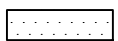
Township Boundary



Road



Railway



Railway Station



Scale 1:5000

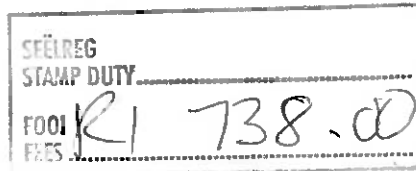
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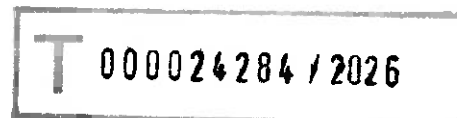
Ross & Jacobsz Attorneys

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Lynnwood
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Tel: +27123481088



Prepared by me

CONVEYANCER
BENITO HITLER NIEMANN
(373)



DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

~~MAURITZ RENIER VAN WYK (45773)~~

JACOB WOUTER DE VOS 25582

appeared before me, the Registrar of Deeds: North Gauteng at Pretoria, the said appearer, being duly authorised thereto by a power of attorney granted to him by

HENRY OLIVER WOLMARANS
Identity Number 771215 5023 08 1
Widower

signed at PRETORIA on 12 February 2026

And the said appearer declared that the Transferor had truly and legally sold the undermentioned property on 28 January 2026 by Private Treaty and that he/she in his/her capacity aforesaid, did by these presents, cede and transfer to and on behalf of

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

ERF 402 MEYERSPARK TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF
GAUTENG

MEASURING 1586 (ONE THOUSAND FIVE HUNDRED AND EIGHTY SIX) SQUARE
METRES

FIRST TRANSFERRED BY DEED OF TRANSFER T28045/1952 AND HELD BY DEED
OF TRANSFER T83137/2019

SUBJECT to the following conditions:

1. (a) Die applikant en enige ander persoon of liggaam van persone wat skriftelik deur die Administrateur daartoe magtiging verleen is, het met die doel om te sorg dat hierdie voorwaardes en enige ander voorwaardes genoem in Artikel ses en-vyftig bis van Ordonnasie Nr. 11 van 1931 of 'n wysiging daarvan, nagekom word, die reg en bevoegdheid om op alle redelike tye die erf te betree teneinde sodanige inspeksie te doen of ondersoek in te stel as wat gedoen of ingestel moet word vir bovermelde doel.
- (b) Die erf mag nie onderverdeel word nie, behalwe onder buitengewone omstandighede, en dan slegs met skriftelike toestemming van die Administrateur (of 'n liggaam of persoon wat hy vir die doel aanwys), wat ook sodanige verdere voorwaardes as wat hy nodig ag, kan voorskryf.
- (c) Die opstand van alle geboue moet voldoen aan die vereistes van goeie argitektuur sodat dit nie die bevalligheid van die omgewing benadeel nie.
- (d) Nog die eienaar nog enigiemand anders besit die reg om, behalwe om die erf vir boudoeleindes in gereedheid te bring, enige materiaal daarop uit te grawe sonder die skriftelike toestemming van die Administrateur of plaaslike bestuur, wanneer dit saamgestel is.

- (e) Geen dier soos omskryf in die Skutregulasies van die Plaaslike Besture, opgestel ingevolge die Ordonnansie op Plaaslike Besture, Nr. 17 van 1939, mag op die erf aangehou word nie.
 - (f) Geen geboue van hout en/of sink of roustene mag op die erf opgerig word nie.
 - (g) Waar dit onprakties is om neerslagwater van erwe met 'n hoër ligging regstreeks na 'n publieke straat toe aftevoer, is die eienaar van die erf verplig om te aanvaar dat sodanige neerslagwater op sy erf vloei en/of toe te laat dat dit daarop loop. Met dien verstande dat die eienaars van erwe met 'n hoër ligging, vanwaar die neerslagwater oor 'n erf met 'n laer ligging loop, aanspreeklik is om 'n eweredige aandeel van die koste te betaal van 'n pyp of afleivoor wat die eienaar van sodanige erf met 'n laer ligging nodig mag vind om aan te lê of te bou om die water wat aldus oor die erf loop, aftevoer en voorts met dien verstande dat, in die geval van 'n geskil tussen die partye in verband met die aard of ligging van die pyp of afleivoor of die toewysing van die koste daarvan, die saak verwys word na die Administrateur, of persoon deur hom aangewys, by wie die eindbeslissing berus.
2. (a) Die erf is onderworpe aan 'n serwituut vir riolering en ander munisipale doeleindes ten gunste van die plaaslike bestuur, 1,8 meter breed langs enigeen van sy sygrense.
- (b) Die plaaslike bestuur is geregtig om sodanige materiaal as wat deur hom uitgegrawe word tydens die aanleg, onderhoud en verwydering van sodanige riole en ander werke as wat hy volgens goeddunke noodsaaklik beskou, tydelik te gooi op die grond wat aan die voornoemde serwituut grens, en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, met dien verstande dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud en verwydering van sodanige riole en ander werke veroorsaak word.

3. WOORDOMSKRYWING:

In voormelde en hieropvolgende titelvoorwaardes het onderstaande uitdrukkings die betekenise wat aan hulle geheg word :-

- (i) "Applikant" beteken MEYERSPARK SINDIKAAT (EIENDOMS) BEPERK en sy regsopvolgers in dorpseiendom.
 - (ii) "Woonhuis" beteken 'n huis wat ontwerp is vir gebruik as woning deur een gesin.
4. (a) Die erf moet sleg gebruik word om daarop 'n woonhuis op te rig, met dien verstande dat met die toestemming van die Administrateur, na raadpleging met die Raad en die plaaslike bestuur, wanneer dit saamgestel is, 'n plek van openbare godsdiensoefening, en 'n plek van onderrig, 'n gemeenskapsaal, 'n inrigting of spesiale geboue wat in 'n woongebied tuishoort, op die erf opgerig kan word, voorts met dien verstande dat waar die dorp binne die gebied van 'n goedgekeurde dorpsaanlegskema is, die plaaslike bestuur ander geboue waarvoor in die skema voorsiening gemaak word, kan toelaat, onderworpe aan die voorwaardes van die skema waarvolgens die toestemming van die plaaslike bestuur vereis word.
- (b) Nog die eienaar nog enigiemand anders besit die reg om vir enige doel hoegenaamd bakstene, teëls of erdepype of ander artikels van 'n soortgelyke aard of erdepype of ander artikels van 'n soortgelyke aard op die erf te vervaardig of te laat vervaardig.
- (c) Nie meer as een woonhuis met sodanige buitegeboue as wat gewoonlik vir gebruik in verband daarmee nodig is, mag op die erf opgerig word nie, behalwe onder buitengewone omstandighede en dan slegs met die skriftelike toestemming van die administrateur (of liggaam of persoon wat hy vir die die doel aanwys) wat ook sodanige verdere voorwaardes as wat hy nodig ag, kan voorskryf.
- (i) Die waarde van die woonhuis sonder inbegrip van die buitegeboue wat op die erf opgerig word, ten opsigte van Erwe Nrs. 1 tot en met 65 moet minstens R4 000.00 wees en ten opsigte van alle ander erwe, minstens R3 000.00.
 - (ii) Die hoofgebou, wat 'n voltooide gebou moet wees en nie een wat gedeeltelik opgerig is en eers later voltooi sal word nie, moet gelyktydig met of voor die buitegeboue opgerig word.

- (d) Geboue, met inbegrip van die buitegeboue wat op die erf opgerig word, moet minstens 9,1 meter van die straatgrens daarvan geleë wees en op so 'n wyse dat dit die goedkeuring van die applikant of plaaslike bestuur, wanneer dit saamgestel is, wegdra.
- (e) Indien die erf omhein of op enige ander wyse toegemaak word, moet die heining of omheiningsmateriaal opgerig en onderhou word tot voldoening van die applikant of plaaslike bestuur, wanneer dit saamgestel is.

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

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

HENRY OLIVER WOLMARANS, Widower

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

WARDA BELEGGINGS PROPRIETARY LIMITED

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 R1 800 000,00 (ONE MILLION EIGHT HUNDRED THOUSAND RAND).

IN WITNESS WHEREOF I, the said Registrar, together with the appearer, have subscribed to these presents, and have caused the seal of office to be affixed thereto.

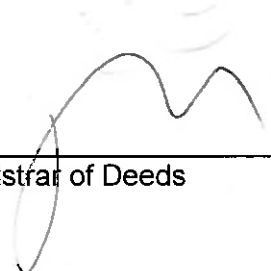
THUS DONE AND EXECUTED at the Office of the Registrar of Deeds: North Gauteng at Pretoria on

2026 -04- 28



Signature of appearer q.q.

In my presence



Registrar of Deeds

TO WHOM IT MAY CONCERN

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

PROPERTY LIS KEY (GIS KEY): 042400402

ZONING KEY: 042400402

SPLIT ZONING: Not Applicable

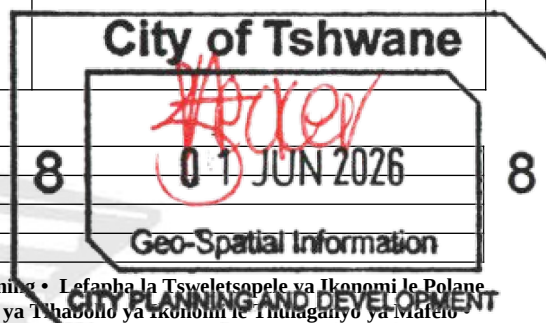
PROPERTY DESCRIPTION: Erf 402 MEYERSPARK (210 CARINUS STREET)

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

A. USE ZONE 1: RESIDENTIAL 1

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

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



Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Lefapha la Tsweletsopole ya Ikonomi le Polane
ya Sebaka • UmNyango wezokuThuthuthukiswa kwezomNotho namaPlani weeNdawo • Kgoro ya Tshabono ya Ikonomi le Thulaganyo ya Matelo
Muhasho wa Mveledziso ya Ekonomi na Vhupulani ha Fhethu • Ndzawulo ya Nhluvukiso wa Ikonomi na Vupulani bya Ndhawu • Umnyango
Wezokuthuthukiswa Komnotho Nokuhlelwa Kwendawo

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	Not Applicable
L	ATTACHED DOCUMENTS	Schedule 1-P20

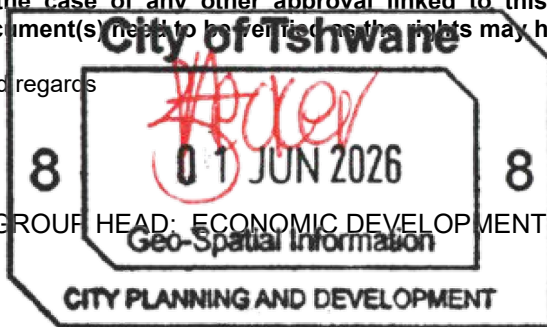
In case of any discrepancy on the property description of the Zoning Certificate, Annexure L, Other Approvals and Schedules 1 and 5, relevant SG diagrams should be obtained for proper interpretation.

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

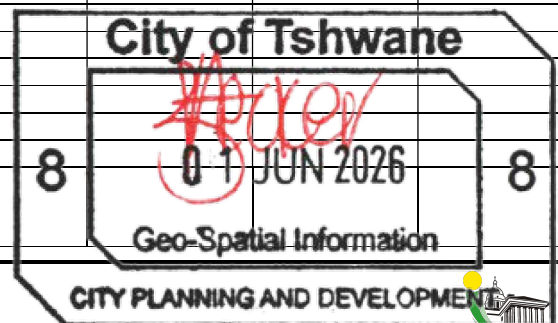


Township, Agricultural Holdings or Farms	Erf/ Property	Position applicable	Building line(s) in Metres for all storeys except where otherwise indicated	Road / boundary where access is not permitted	Boundaries to which access is limited	Boundaries: Physical barrier required
(1)	(2)	(3)	(4)	(5)	(6)	(7)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



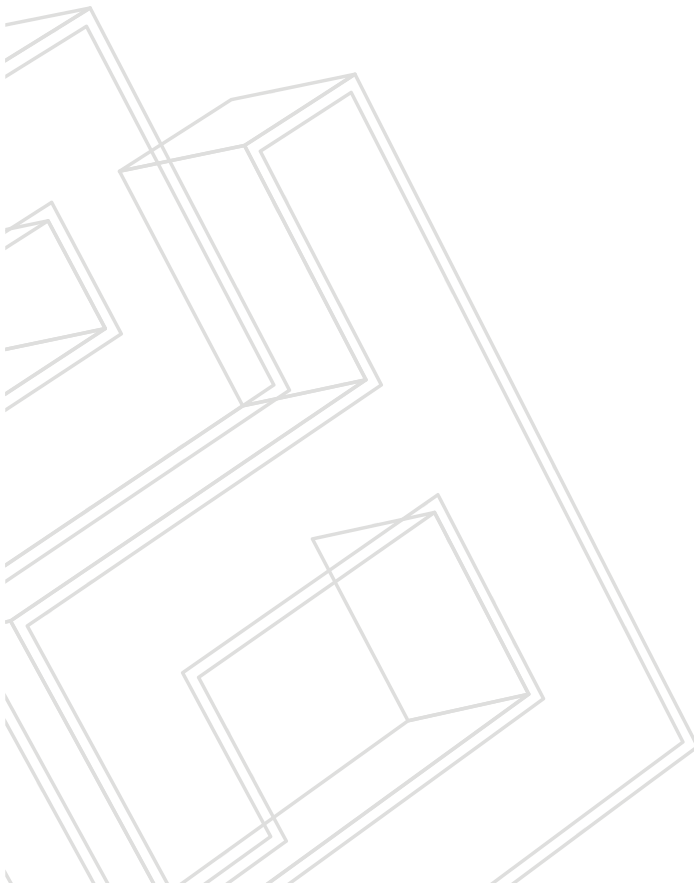
Tel: (012) 809 2229
E-mail: bea@tph.co.za

PO Box 11437
Silver Lakes
0054

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

KINDLY NOTE THAT THE PROPERTY IS NOT REGISTERED AS A SECTIONAL SCHEME.

PLEASE REFER TO THE TITLE DEED ATTACHED HERETO.

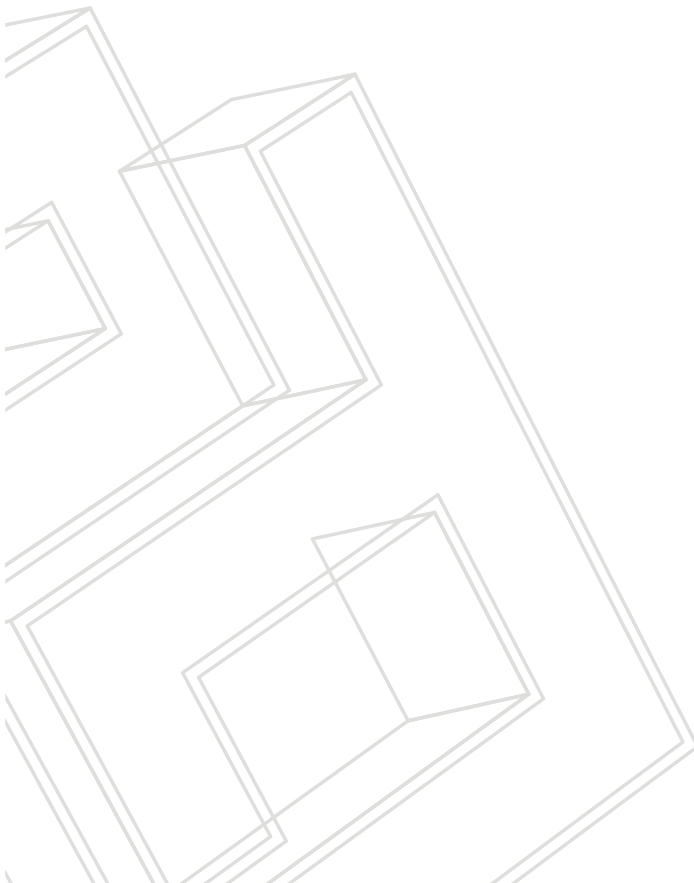


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E-mail: bea@tph.co.za

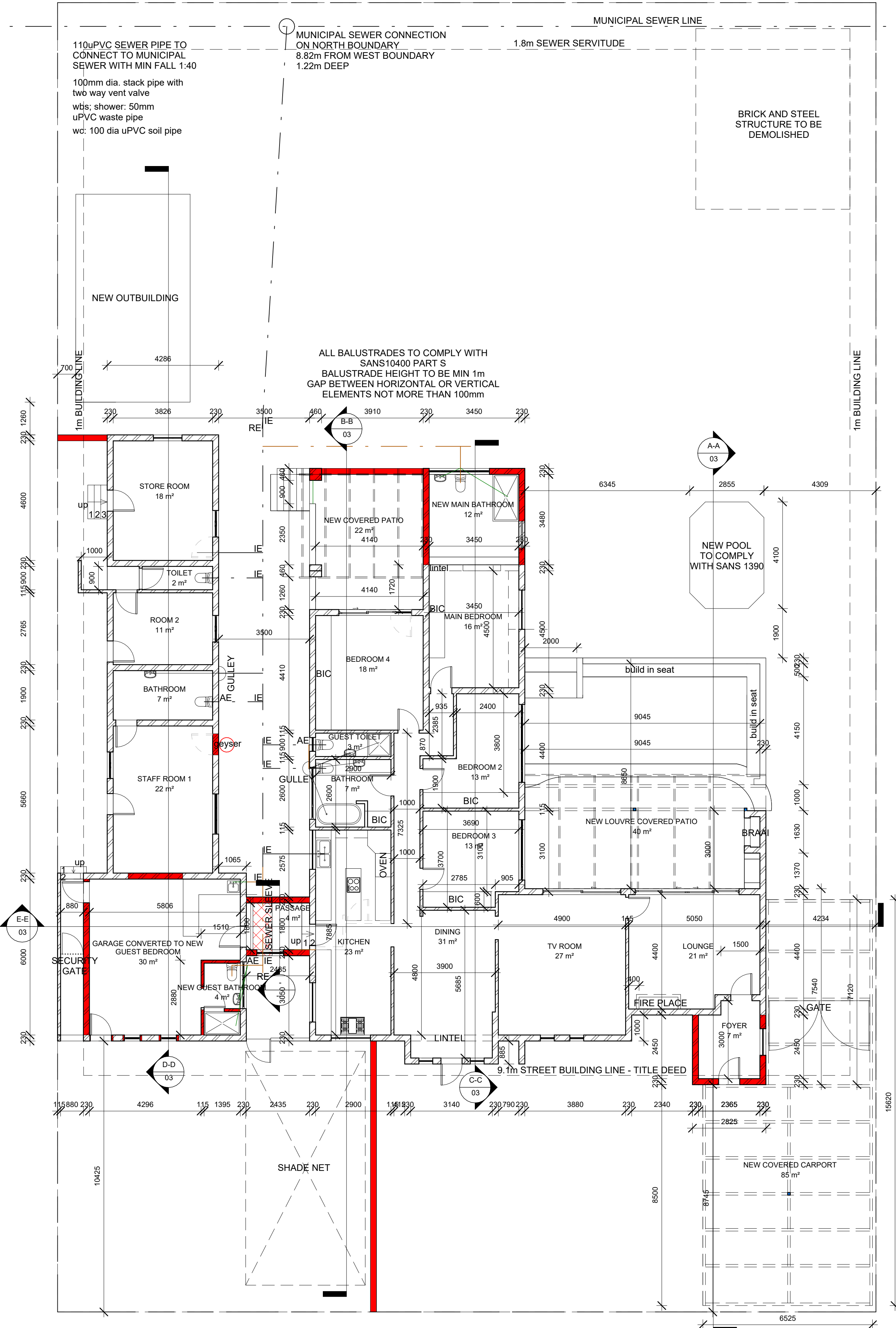
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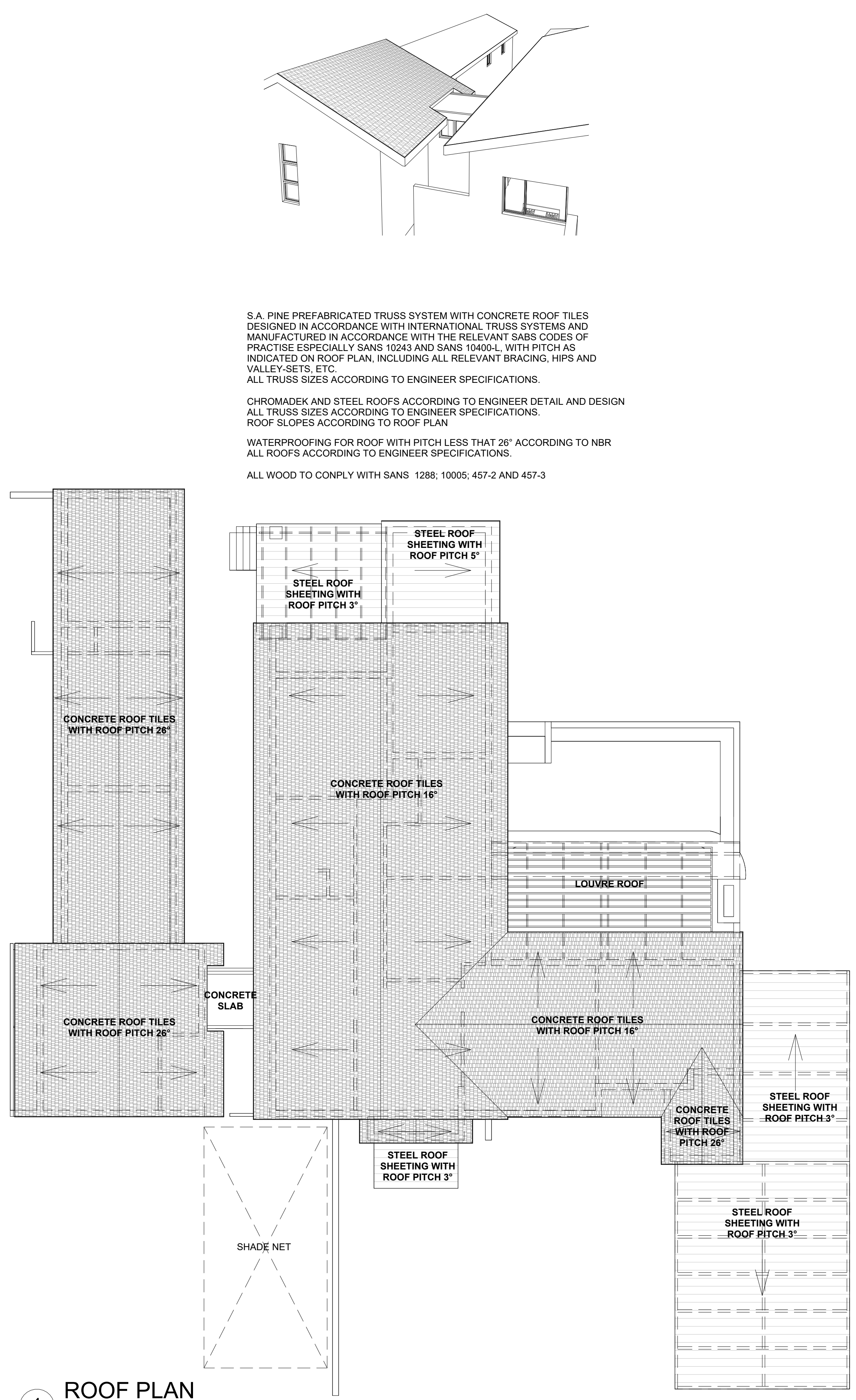
THE PROPERTY IS NOT BONDED BY ANY FINANCIAL INSTITUTION – REFER
TO TITLE DEEDS.



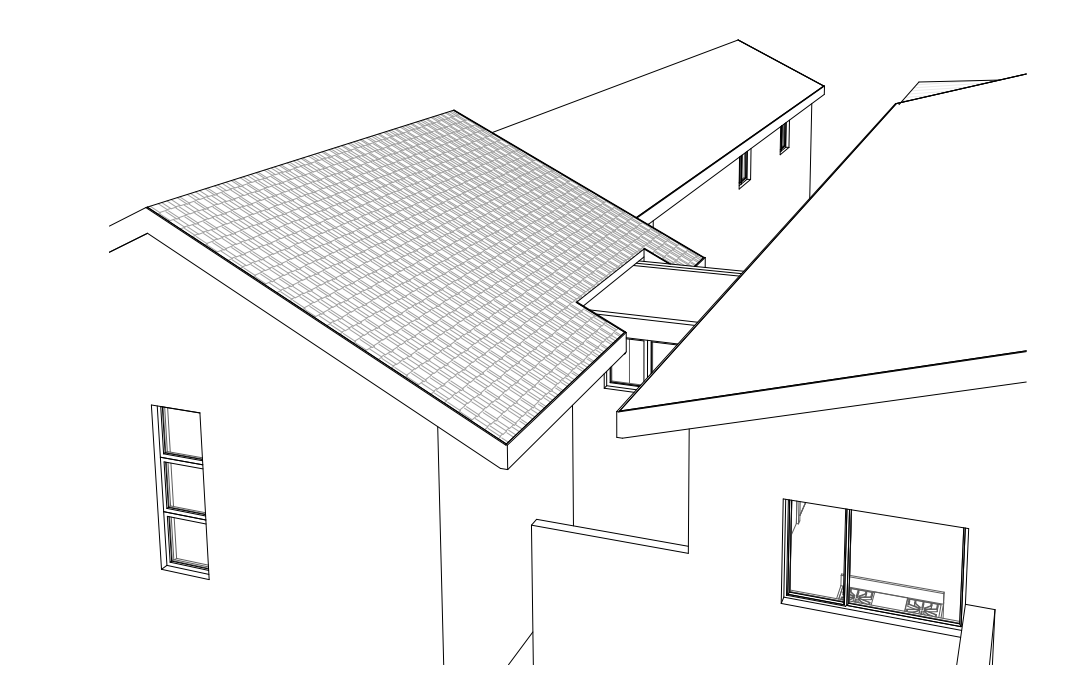




2 GROUND FLOOR PLAN
1 : 100



1 ROOF PLAN
1 : 100



S.A. PINE PREFABRICATED TRUSS SYSTEM WITH CONCRETE ROOF TILES DESIGNED IN ACCORDANCE WITH INTERNATIONAL TRUSS SYSTEMS AND MANUFACTURED IN ACCORDANCE WITH THE RELEVANT SABS CODES OF PRACTISE ESPECIALLY SANS 10243 AND SANS 10400-L, WITH PITCH AS INDICATED ON ROOF PLAN, INCLUDING ALL RELEVANT BRACING, HIPPS AND VALLEY-SETS, ETC.
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ALL ROOFS ACCORDING TO ENGINEER SPECIFICATIONS.

ALL WOOD TO COMPLY WITH SANS 1288; 10005; 457-2 AND 457-3



Louise van Ryneveld
louise@artloft.co.za
082 858 4723
PAT24742868

OWNER:

STAND 402
MEYERS PARK
210 CARINUS
STREET

PROPOSED
NEW
ADDITIONS

	DATE	SIGNATURE
ARCHITECTURAL PROFESSIONAL		
OWNER		
ENGINEER		

FLOOR PLAN
AND ROOF
PLAN

Project number	2026 WARDA
Date	20/04/2026
Drawn by	LVR
Checked by	LVR
	01
Scale	1 : 100

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ALL ROOFS ACCORDING TO ENGINEER SPECIFICATIONS.

ALL WOOD TO CONPLY WITH SANS 1288; 10005; 457-2 AND 457-3
WALL FINISH: PLASTER AND PAINT
ALL WINDOWS TO COMPLY WITH PART N OF NBR.
STEEL DOOR AND WINDOW FRAMES

ALL BALUSTRADES TO COMPLY WITH SANS10400 PART S
BALUSTRADE HEIGHT TO BE MIN 1m
GAP BETWEEN HORIZONTAL OR VERTICAL ELEMENTS NOT MORE THAN 100mm



2 NORTH ELEVATION
1 : 100

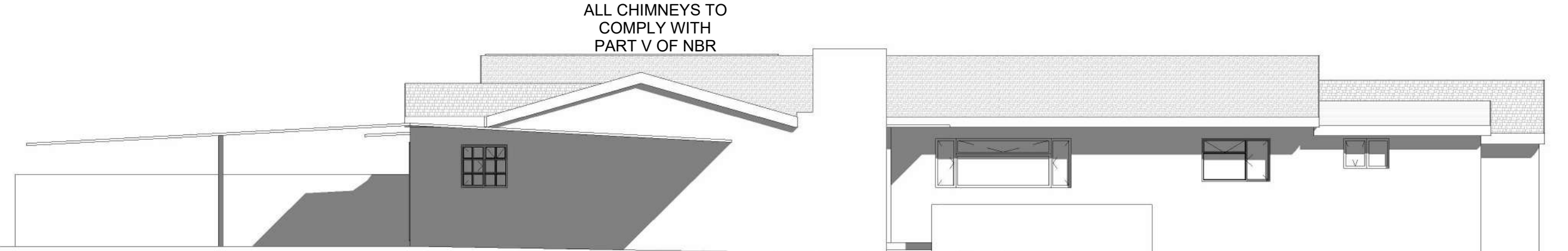
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BALUSTRADE HEIGHT TO BE MIN 1m
GAP BETWEEN HORIZONTAL OR VERTICAL ELEMENTS NOT MORE THAN 100mm



3 EAST ELEVATION
1 : 100

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STEEL DOOR AND WINDOW FRAMES

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BALUSTRADE HEIGHT TO BE MIN 1m
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4 SOUTH ELEVATION
1 : 100

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ALL ROOFS ACCORDING TO ENGINEER SPECIFICATIONS.

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ALL WINDOWS TO COMPLY WITH PART N OF NBR.
STEEL DOOR AND WINDOW FRAMES

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GAP BETWEEN HORIZONTAL OR VERTICAL ELEMENTS NOT MORE THAN 100mm



6 MAIN HOUSE WEST ELEVATION
1 : 100

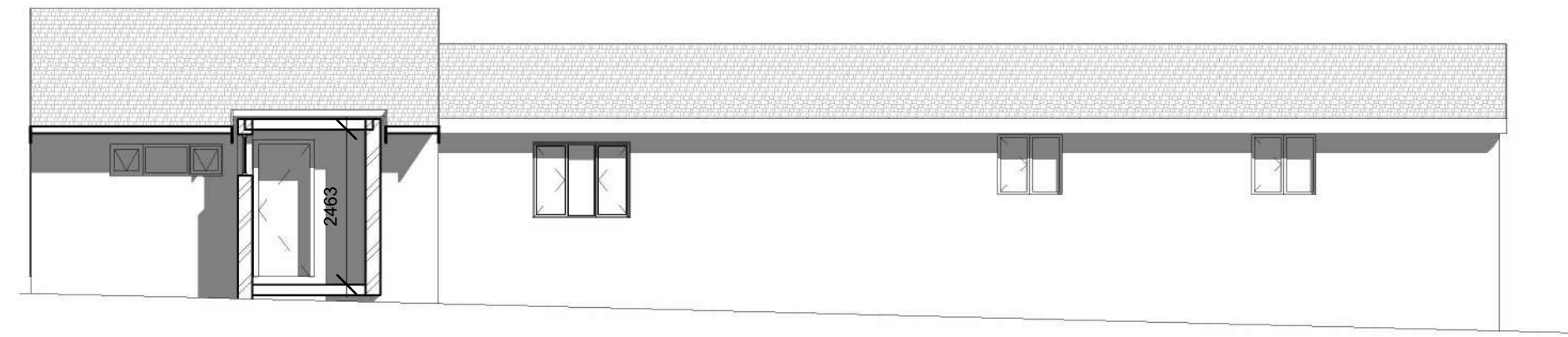
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STEEL DOOR AND WINDOW FRAMES

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GAP BETWEEN HORIZONTAL OR VERTICAL ELEMENTS NOT MORE THAN 100mm



5 OUTBUILDING EAST ELEVATION
1 : 100

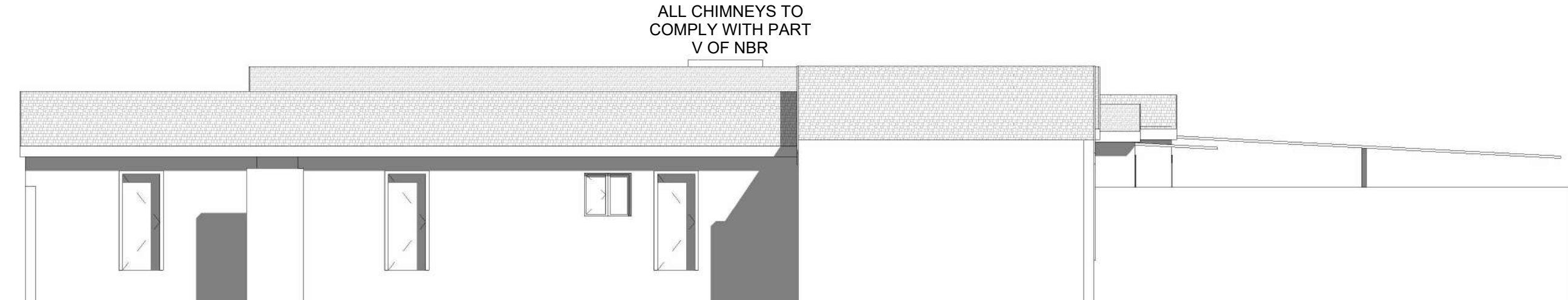
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BALUSTRADE HEIGHT TO BE MIN 1m
GAP BETWEEN HORIZONTAL OR VERTICAL ELEMENTS NOT MORE THAN 100mm



1 OUTBUILDING WEST ELEVATION
1 : 100



Louise van Ryneveld
louise@artloft.co.za
082 858 4723
PAT24742868

OWNER:

STAND 402
MEYERS PARK
210 CARINUS
STREET

PROPOSED
NEW
ADDITIONS

	DATE	SIGNATURE
ARCHITECTURAL PROFESSIONAL		
OWNER		
ENGINEER		

ELEVATIONS

Project number	2026 WARDA
Date	20/04/2026
Drawn by	LVR
Checked by	LVR
	02
Scale	1 : 100

S.A. PINE PREFABRICATED TRUSS SYSTEM WITH CONCRETE ROOF TILES DESIGNED IN ACCORDANCE WITH INTERNATIONAL TRUSS SYSTEMS AND MANUFACTURED IN ACCORDANCE WITH THE RELEVANT SABS CODES OF PRACTISE ESPECIALLY SANS 10243 AND SANS 10400-L, WITH PITCH AS INDICATED ON ROOF PLAN, INCLUDING ALL RELEVANT BRACING, HIPS AND VALLEY-SETS, ETC.

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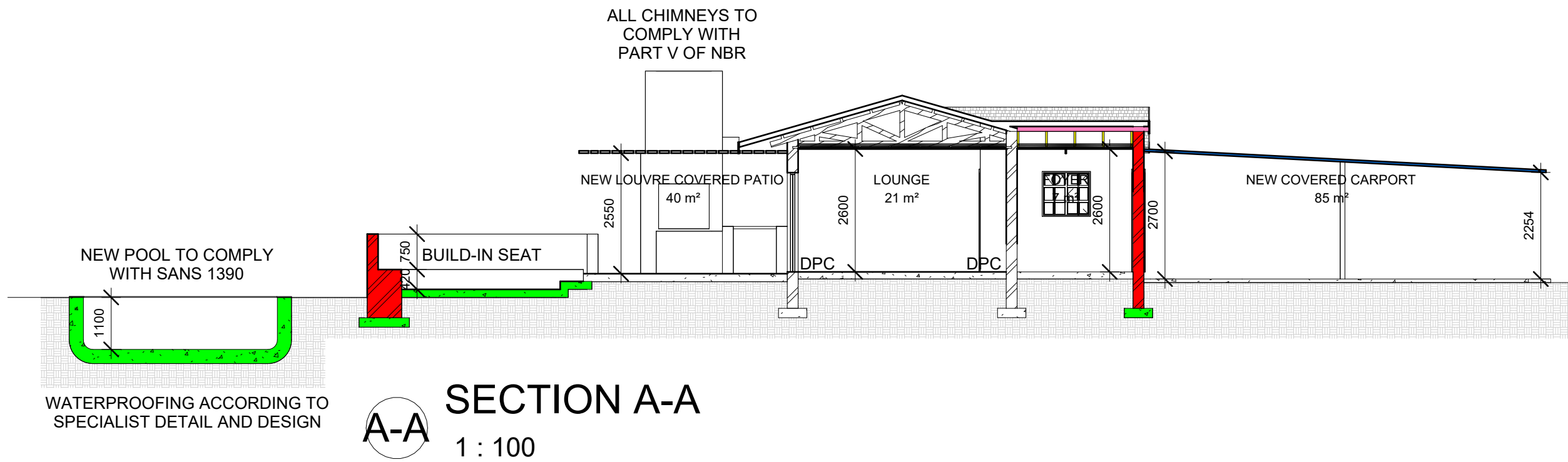
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DPC ACCORDING TO NBR

STRIP FOUNDATION ACCORDING TO ENGINEERS SPECIFICATIONS

FILLING LAID AND MECHANICALLY COMPACTED IN LAYERS < 150mm



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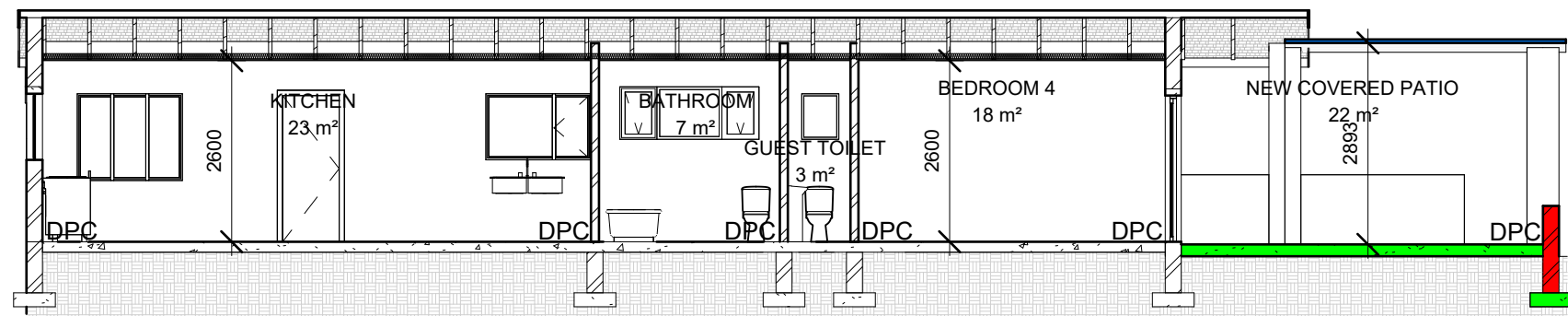
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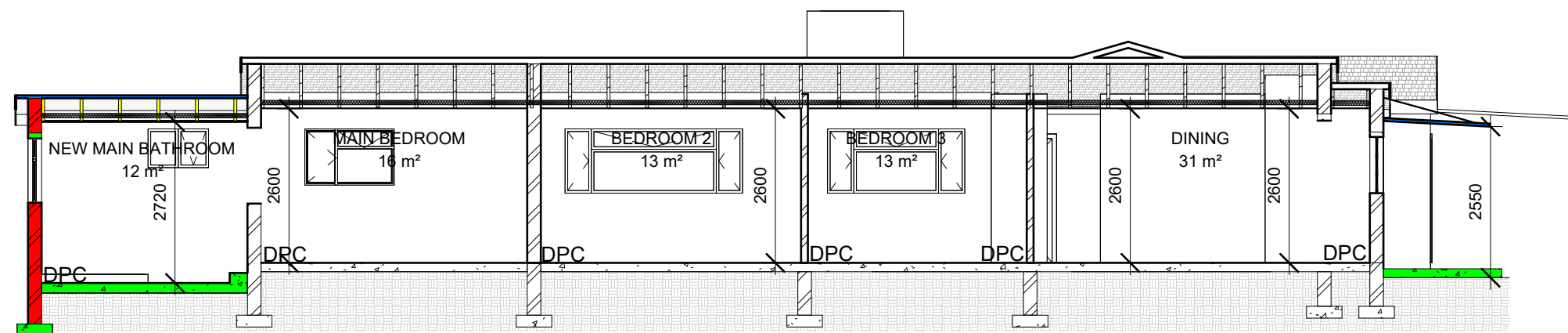
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WATERPROOFING FOR ROOF WITH PITCH LESS THAT 26° ACCORDING TO NBR. ALL ROOFS ACCORDING TO ENGINEER SPECIFICATIONS.

ALL WOOD TO CONPLY WITH SANS 1288; 10005; 457-2 AND 457-3

WALL FINISH: PLASTER AND PAINT

ALL WINDOWS TO COMPLY WITH PART N OF NBR.

STEEL DOOR AND WINDOW FRAMES

ALL BALUSTRADES TO COMPLY WITH SANS10400 PART S

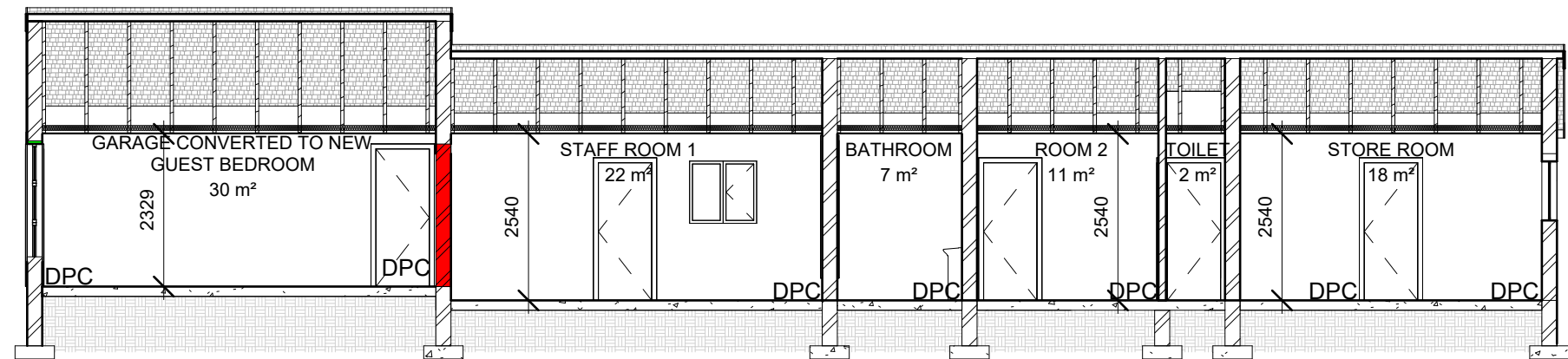
BALUSTRADE HEIGHT TO BE MIN 1m

GAP BETWEEN HORIZONTAL OR VERTICAL ELEMENTS NOT MORE THAN 100mm

DPC ACCORDING TO NBR

STRIP FOUNDATION ACCORDING TO ENGINEERS SPECIFICATIONS

FILLING LAID AND MECHANICALLY COMPACTED IN LAYERS < 150mm



S.A. PINE PREFABRICATED TRUSS SYSTEM WITH CONCRETE ROOF TILES DESIGNED IN ACCORDANCE WITH INTERNATIONAL TRUSS SYSTEMS AND MANUFACTURED IN ACCORDANCE WITH THE RELEVANT SABS CODES OF PRACTISE ESPECIALLY SANS 10243 AND SANS 10400-L, WITH PITCH AS INDICATED ON ROOF PLAN, INCLUDING ALL RELEVANT BRACING, HIPS AND VALLEY-SETS, ETC.

ALL TRUSS SIZES ACCORDING TO ENGINEER SPECIFICATIONS.

CHROMADEK AND STEEL ROOFS ACCORDING TO ENGINEER DETAIL AND DESIGN. ALL TRUSS SIZES ACCORDING TO ENGINEER SPECIFICATIONS. ROOF SLOPES ACCORDING TO ROOF PLAN

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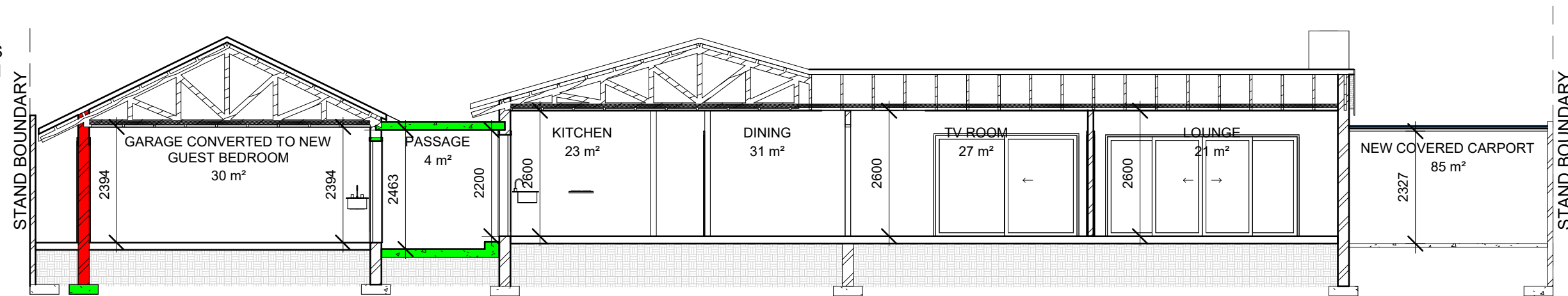
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DPC ACCORDING TO NBR

STRIP FOUNDATION ACCORDING TO ENGINEERS SPECIFICATIONS

FILLING LAID AND MECHANICALLY COMPACTED IN LAYERS < 150mm



Louise van Ryneveld
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082 858 4723
PAT24742868

OWNER:

STAND 402
MEYERS PARK
210 CARINUS
STREET

PROPOSED
NEW
ADDITIONS

	DATE	SIGNATURE
ARCHITECTURAL PROFESSIONAL		
OWNER		
ENGINEER		

SECTIONS

Project number	2026 WARDA
Date	20/04/2026
Drawn by	LVR
Checked by	LVR
	03
Scale	1 : 100