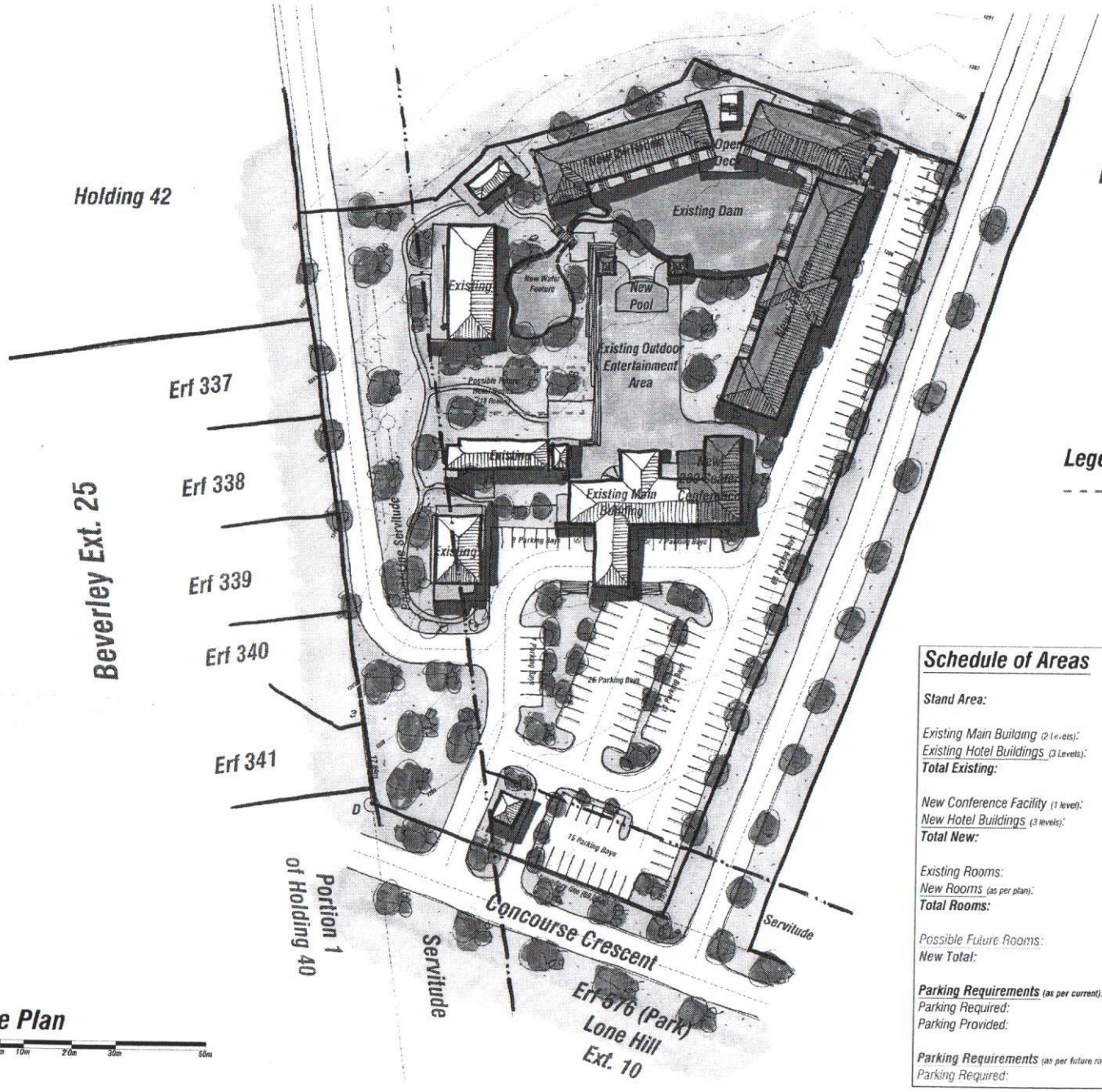
Conference Room @ Pool
12 x 25m



Site Plan

0m 5m 10m 20m 30m 50m

Schedule of Areas

Stand Area:	**18 241m²**
Existing Main Building (2 Levels):	720m²
Existing Hotel Buildings (3 Levels):	1 985m²
Total Existing:	**2 705m²**
New Conference Facility (1 level):	225m²
New Hotel Buildings (3 levels):	4 650m²
Total New:	**4 875m²**
Existing Rooms:	28 Rooms
New Rooms (as per plan):	78 Rooms
Total Rooms:	**106 Rooms**
Possible Future Rooms:	36 Rooms
New Total:	**142 Rooms**
Parking Requirements (as per current):	
Parking Required:	133 Bays (1.25 Bays/Room)
Parking Provided:	142 Bays
Parking Requirements (as per future rooms):	
Parking Required:	178 Bays (1.25 Bays/Room)

BOOGERTMAN +PARTNERS ARCHITECTS

TINIE BEZUIDENHOUT AND ASSOCIATES
Town Planning Consultants

E-MAIL:

TO: Lynn Estates

FROM: Tinie Bezuidenhout

OUR REF:

DATE: 15 September 2009

PAGES: 2, including this one

RE: PROPOSED LONE HILL EXTENSION 78 TOWNSHIP (HOTEL SITE)

Dear Sirs,

Further to your recent enquiry in regard to the amended township application submitted in respect of the hotel on the aforementioned property and, specifically to increase the number of bedrooms or suites to 150, we herewith advise as follows:

1. The amended township application has been submitted, advertised and circulated to the various Council internal and external Departments and no objections have been received against the application.

2. The Johannesburg Roads Agency and Johannesburg Water requires the submission of a services outline scheme report to confirm water and sewer capacity and a traffic report to address possible road upgradings to accommodate the increased rights.

3. These reports are currently still outstanding.

4. The application was also referred to Mr Kobus Potgieter, an Area Manager in the Town Planning Department of the City of Johannesburg, in order to obtain a decision in principle on whether the application will be supported and, in this regard, we attach correspondence from Mr Potgieter, confirming that, should all the technical issues be addressed to the satisfaction of the Technical Co-ordination Department, then the Town Planning Department will support the application as submitted.

Phone (011) 467 1004
Cell Phone 083-253-9812
Telefax (011) 467 1170
e mail tiniebez@iafrica.com

Physical Address
Unit 50, Thembi Place Office Park,
Calderwood Road
Lone Hill

Postal Address
PO Box 98558
Sloane Park
2152

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5. Should the relevant reports be completed for submission by end October 2009, then it could be expected that such reports will be approved by the relevant Utilities by Middle December 2009.

6. The final Technical Co-ordination comment will then be forwarded to the Town Planning Department by end January 2010.

7. Thereafter, the matter will be referred to the Town Planning Department for approval, which could be expected towards the end of February 2010.

8. In the mean time, it is possible to proceed with the township application on Lone Hill Extension 78 Township by obtaining the Surveyor General erf numbers and to obtain a final set of the existing Conditions of Establishment, in order to instruct the Land Surveyor to do the General Plan.

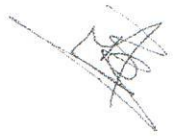
9. This can be done between now and the end of February 2010.

10. During the month of March 2010, after obtaining the approval of the town planning rights, our office can comply with the pre-Conditions of establishment and obtain a Section 101 Certificate.

11. During the month of April 2010, the attorneys will be instructed to open the townships register, after which proclamation can take place towards 15 May 2010.

I trust that you will find the aforementioned acceptable.

Kind Regards



Tinie Bezuidenhout

Phone (011) 467 1004	Physical Address	Postal Address
Cell Phone 083-253-9812	Unit 50, Thembi Place Office Park,	PO Box 98558
Telefax (011) 467 1170	Calderwood Road	Sloane Park
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Reception

From: KobusP@joburg.org.za
Sent: 10 September 2009 04:31 PM
To: Tinie Bezuidenhout
Subject: Re: Proposed Lone Hill Extension 78 to be established on a part of Portion 16 of the farm Lone Hill 1 IR 02-1603
Attachments: 6926 Cond of Est.pdf

Dear Tinie

The above-mentioned property and your e-mail below refer.

I can herewith confirm that it is this Department's view that in this specific case, a hotel accommodating 150 bedrooms together with a restaurant with a capacity of 300 seats can be supported, based on the principle as set out in your paragraphs 10 and 11 below. The proposed conference venue for 300 people can be supported on condition that it is for the exclusive use of overnight hotel residents.

This information is rendered without prejudice to any decision that the Council may take on an application pertaining to this property at any time in the future.

I trust that you will find the above to be in order and should you have any further queries, do not hesitate to contact me.

Yours faithfully

Kobus Potgieter
Manager: Land-Use Management
Development Planning & Urban Management

Tel: 011 407 6156
Fax: 011 403 1983

"Tinie Bezuidenhout" <unita@tiniebez.co.za> 2009/09/10 09:58 AM

To: <KobusP@joburg.org.za>
cc:
Subject: Proposed Lone Hill Extension 78 to be established on a part of Portion 16 of the farm Lone Hill 1 IR 02-1603

Dear Kobus,

1. Further to our recent discussion in regard to the aforementioned, I herewith advise that the aforementioned property is currently the subject of a township application which has been submitted to the Council.

2. The application is submitted on the land which currently accommodates the existing Fabs hotel.

3. In terms of the initial township application, the Fabs hotel site was defined as proposed Erf 1 and the rights made provision for a "Residential 2" zoning including a guest house and ancillary uses which shall be limited to a conference facility and a public restaurant.

4. In terms of these rights the number of guest rooms was limited to 40.

5. I attach a copy of the relevant Conditions of Establishment and layout plan.

6. Then during September 2007, a further application was submitted to inter alia, increase the number of hotel rooms or suites to 150.

7. This application was submitted under reference number: 02-1603.

8. The current owners wish to sell off the hotel portion and the new owners will then proceed with the application and will initiate the submission of an outline scheme report for services and a traffic report as is required by the relevant Utilities.

9. In the mean time we were requested by our client to make an enquiry to your office as to whether, from a town planning point of view, you will be able to support the amended application submitted on proposed Lone Hill Extension 78.

10. Apart from the motivation in the application we further advise that the new application is submitted on an area of land which is 1,7195 hectares in extent and in terms of your residential policy for the area, it is possible to develop 51 residential units at a density of 30 dwelling units per hectare.

11. As per your informal policy, should a limited services hotel be applied for, then you will be prepared to consider 3 times the number of bedrooms or suites related to the residential number of units, hence the application of 150 hotel rooms or suites.

12. It was then further assumed that each room or suite will make provision for two sleeping opportunities and hence the increase for the number of seats in the restaurant to 300 and a restriction of the number of the seats in the conference facility of 300.

Should you need any further information in this regard, please do not hesitate to contact our office.

Kind Regards

Tinie

13.

TINIE BEZUIDENHOUT AND ASSOCIATES
Town Planning Consultants
Unit 50, Thembi Place, Calderwood Road, Lone Hill
PO Box 98558, Sloane Park, 2152 - tiniebez@iafrica.com
Phone (011) 467-1004 Fax (011) 467-1170 Cell 083 253 9812

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(See attached file: 6926 Cond of Est.pdf)

##########
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##########

Cond/14

STATEMENT OF CONDITIONS UNDER WHICH AN APPLICATION WAS SUBMITTED BY ZLATMAR PROPERTIES (PTY) LIMITED IN TERMS OF SECTION 96(1) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON HAS BEEN GRANTED BY THE CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY (HEREINAFTER REFERRED TO AS " THE COUNCIL") IN TERMS OF SECTION 98 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986, ON 3 MARCH 2005

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP

1. CANCELLATION OF EXISTING CONDITIONS OF TITLE

The applicant shall at its own expense cancel all restrictive conditions which affect the township adversely.

2. AMENDMENT SCHEME

In terms of section 125 of the Town-planning and Townships Ordinance, 1986, an amendment scheme must be prepared for proclamation with the declaration of the township as an approved township.

3. ENVIRONMENTAL AUTHORISATION

Authorisation in terms of the Environmental Conservation Act (No 73 of 1989) shall be obtained to establish the township and shall be submitted to the local authority prior to the issuing of a Section 101 certificate.

4. TRAFFIC IMPACT STUDY

A traffic impact study to the satisfaction of the Council be submitted prior to proclamation.

5. GENERAL PLAN

The approved layout plan shall be submitted drawn to scale for approval by the Surveyor-General in terms of section 95 (in conjunction with section 72) of the Town-planning and Townships Ordinance, 1986.

6. The township owner shall comply with sections 72, 75 and 101 of the Town-planning and Townships Ordinance, 1986.

2. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be **LONE HILL EXTENSION 78**

(2) DESIGN

The township shall consist of erven and streets, as indicated on General Plan SG No. (Layout Plan No. L08x78/1)

(3) PROVISION AND INSTALLATION OF ENGINEERING SERVICES

The township owner shall provide engineering services in the township, subject to the approval of the Council and/or Eskom / City Power.

(4) OBLIGATIONS IN RESPECT OF SERVICES AND LIMITATIONS IN RESPECT OF THE ALIENATION OF ERVEN

The township owner shall, in terms of a prior agreement with the Council, fulfill its obligations with regard to the provision of engineering services in and for the township in terms of Chapter 5 of the Ordinance.

In terms of the Town Planning and Township's Ordinance, 15 of 1986, a contribution towards the provision of external engineering services, bulk sewer and endowment in lieu of parkland shall be payable.

No erven may be alienated or transferred in the name of a purchaser prior to the Council having confirmed that sufficient guarantees/cash contributions have been furnished in respect of the provision of services by the township owner to the Council.

(5) REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owner.

(6) DISPOSAL OF EXISTING CONDITION OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals including a power line servitude in favour of Eskom vide Notarial Deed of Servitude No. K23/1955S which affect both erven in the township.

3. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions, as indicated imposed by the Council in terms of the provisions of the Town-planning and Townships Ordinance, 1986.

1. ALL ERVEN

(a) The erf is subject to a servitude, 2m wide, in favour of the Council for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes, 2m wide across the access portion of the erf, if and when required by the Council : Provided that the Council may dispense with any such servitude.

(b) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2m thereof.

(c) The Council shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other words being made good by the Council.

2. ERF 1

The erf is subject to a right of way servitude in favour of the Council.

4 CONDITIONS TO BE INCORPORATED IN THE TOWN-PLANNING SCHEME IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986, IN ADDITION TO THE PROVISIONS OF THE TOWN-PLANNING SCHEME IN OPERATION

1. ERF 1

USE ZONE ... 2 ... RESIDENTIAL 2

Primary Rights	:	As per Scheme, including a Guesthouse and ancillary uses, which shall be limited to conference facility and a public restaurant.
Consent Use Rights	:	None
No Rights	:	None
Density		30 Dwelling Units per ha, provided that where a Guesthouse facility is included, one dwelling unit shall be deducted from the total number of allowed units for every 3 bedrooms of the guest house.

Height	:	Buildings may be erected to a height of 2 storeys
Coverage :		50%.
FAR	:	0,8.
Parking	:	To the satisfaction of the Local Authority..
Building Lines :		5m on all boundaries; provided that the local authority may grant relaxation of building lines, subject to an application in such format as the local authority may prescribe.

General :

1. A Site Development Plan shall be submitted to the Council for approval where such plan shall be approved prior to the approval of building plans.

2. The residential character of the site shall be maintained to the satisfaction of the City Council.

3. The Guesthouse shall not cause an interference with the amenities of the neighbourhood.

4. All signage shall be to the satisfaction of the local authority.

5. The storing and keeping on the site of anything whatsoever which, in the opinion of the City Council, is unsightly or undesirable because of its effects upon the amenities of the neighbourhoods shall be prohibited.

6. Parking to be provided to the satisfaction of the Local Authority.

7. The number of guest rooms shall be restricted to 40.

8. Not more than 150 delegates shall be permitted to utilize the conference facility at any one time.

9. The number of seats in the public restaurant, including both outdoor and indoor seating, shall be restricted to 80 for members of the public: provided that all conference delegates may be catered for on the premises.

10. The number of domestic servants residing on the property shall not exceed 10.

11. Noise attenuation measure shall be provided, if required, to the satisfaction of the Local Authority.

2. **ERF 2**

USE ZONE ... 2 ... RESIDENTIAL 2

Primary Rights	:	As per Scheme
Consent Use Rights	:	None
No Rights	:	None
Density	:	30 Dwelling Units per ha.
Height	:	Buildings may be erected to a height of 2 storeys
Coverage	:	50%
FAR	:	0,8
Parking	:	As per Scheme.
Building Lines	:	5m on all boundaries; provided that the local authority may grant relaxation of building lines, subject to an application in such format as the local authority may prescribe.
General	:	A Site Development Plan shall be submitted to the Council for approval where such plan shall be approved prior to the approval of building plans.

3. **SERVICES/General**

1. All erven
The erven lie in an area where soil conditions can affect buildings and structures and result in damage to them. Building plans submitted to the Local Authority must show measures to be taken, in accordance with recommendations contained in the Engineering-Geological Report for the township, to limit possible damage to buildings and structures as a result of detrimental foundation conditions unless it is proved to the Local Authority that such measures are unnecessary or that the same purpose can be achieved by other effective means.
3. Stormwater management and attenuation to be on site.
4. Access to the satisfaction of the Council.
5. The comments from Technical Services Department and Agencies attached as Appendix A to be adhered to.