

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.



24 MARCH 2025

YOUR REF.:

OUR REF.: TPH25647

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

PO Box 11437
Silver Lakes
0054

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

**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 ERVEN 353, SINOVILLE

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 R870-00 being the application fees, PLUS R1 510-00 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 motivational memorandum.
- ❖ Copy of the list of surrounding property owners.
- ❖ Copy of the locality plan.
- ❖ Copy of the registered Title Deed.
- ❖ Copy of the bondholders consent.

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

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

Reference number	3582431203
Beneficiary name	CITY OF TSHWANE
Bank name	ABSA BANK
Beneficiary account number	XXXXXXXXXXXX8263
Beneficiary branch number	63200500
Beneficiary reference	LU63064000353REM
Amount	R2380.00
Payment date and time	2025-03-24 09h25

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

Bea

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

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

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

Yours sincerely,

The Internet Banking Team

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

Directors: N Nyembezi (Chairman) AKL Fihla* (Chief Executive Officer) LL Bam PLH Cook A Daehnke* OA David-Borha1 GJ Fraser-Moleketi GMB Kennealy BJ Kruger Li Li2 JH Maree NNA Matyumza ML Oduor-Otieno3 RN Ogega3 Fenglin Tian2 SK Tshabalala*

Company Secretary: K Froneman - 2025/01/07

*Executive Director 1Nigerian 2Chinese 3Kenyan

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	SINOVILLE		
Erf/Plot/Farm No.	353	Portion (e.g. /R/1)	-
Ward	50		
Street name	BLYDE STREET		
Street number	156	Planning Region	2

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 24TH DAY OF MARCH 2025 , 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	<input type="checkbox"/>	Legal Entity / Other	<input checked="" type="checkbox"/>
Applicant Details: Individual			
Title	N/A		
Initial			
First Name(s)			
Surname			
Preferred Name			
ID Number			
Marital status if the owner is the applicant	Single/not married <input type="checkbox"/>	In community of property	<input type="checkbox"/>
	Out of community of property	<input type="checkbox"/>	
Applicant Details: Legal Entity / Other			
Name	THE TOWN PLANNING HUB CC		
Registration number	1999/010392/23		
Representative name	BEATRIX ELIZABETH FLETCHER		
Physical Address of the Applicant			
Physical Address (Work)			
Address Line 1 (street no.)	1		
Address Line 2 (street name)	COLE ROAD, LOMBARDY CORPORATE PARK		
Township	SHERE AH	Postal Code	0084
Specify City	PRETORIA		
Physical Address (Home)			
Address Line 1 (street no.)	N/A		
Address Line 2 (street name)			
Township		Postal Code	
Specify City			
Postal Address of the Applicant			
Postal Type	PO Box <input checked="" type="checkbox"/>	Physical Address (Home)	<input type="checkbox"/>
	Private Bag <input type="checkbox"/>	Physical Address (Work)	<input type="checkbox"/>
Postal Number	PO BOX 11437		
Township	SILVER LAKES	Postal Code	0054
Specify City	PRETORIA		
Communication Details of the Applicant			
E-Mail Address	bea@tph.co.za		
Cell Phone	082 807 2030		
Home Phone	N/A		


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

OWNER DETAILS			
Please indicate the type of applicant:			
Individual	<input checked="" type="checkbox"/>	Legal Entity / Other	<input type="checkbox"/>
Owner Details : Individual			
Title	MR & MRS		
Initials	JJ & L		
First name	JOHAN AND LIEZEL		
Surname	DREYER		
Preferred name	JOHAN AND LIEZEL		
ID Number	771227 5036 088 AND 820106 001 083		
Marital status	Single/not married <input type="checkbox"/> In community of property <input type="checkbox"/> Out of community of property <input checked="" type="checkbox"/>		
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.)	156		
Address Line 2 (street name)	BLYDE STREET		
Township	SINOVILLE	Postal Code	0001
Specify City	PRETORIA		
Postal Address of the Owner			
Postal Type	PO Box <input type="checkbox"/> Physical Address (Home) <input checked="" type="checkbox"/> Private Bag <input type="checkbox"/> Physical Address (Work) <input type="checkbox"/>		
Postal Number	AS ABOVE		
Township		Postal Code	
City			
Communication Details of the Owner			
E-Mail Address	Jdreyer77@gmail.com		
Cell Phone	082 603 2034		
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: 24 MARCH 2025

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	Sinoville	Portion (e.g. /R1)	N/A
Erf/Plot/Farm No.	353		
Ward	50		
Street Name	Blyde Street		
Street Number	156	Planning Region	2
Land Use Scheme	Tshwane Land Use Scheme, 2024		
Adopted Annexure No.	N/A		
Adopted Zoning	Residential 1		
Property Size (m²)	992m²		
Bond (Yes/No)	Yes		
If yes specify Bond Account No.	62493213145		
Bondholder's Name(s)	RNB		
Existing Development	Dwelling House		
Title Deed Number	T5930/2010		
Indicate the conditions to be removed or suspended in the Title Deed	B.(a); (b); (c); (d); (e) C.(a); (b); (c); (d); (e); (f); (g) D.(a); (b); (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	N/A	Proof of Members of Company/ Close Corporation/Trust	N/A
Proof of Marital Status of the Owner	X	Bondholders Consent	X	Locality Plan	X
Registered Title Deed and/or notarial deed	X	Zoning certificate	X	List of adjoining owners	X
Form COT: F/1	X	Form COT: F/10	X	Site Plan	X

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

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

SIGNATURE 

DATE: 24 MARCH 2025

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 353, SINOVILLE


APPLICATION TYPE: APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS CONTAINED IN DEED OF TRANSFER NO T5930/2010

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: 24 MARCH 2025

SPECIAL POWER OF ATTORNEY

We, the undersigned,

**JOHANNES JURGENS DREYER (ID NO. 771227 5036 08 8 AND
LIEZEL DREYER (ID NO. 820106 0011 08 3)**

in our capacity as registered owners 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 353, SINOVILLE

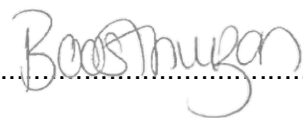
and to take all such steps, do all such acts, sign all such documents and appoint or involve all such persons as may be requisite or necessary in order to give effect to the powers hereby granted and, for effecting the aforesaid purposes, to do or cause to be done whatsoever shall be requisite, as fully 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 Pretoria on this 22 day of January 2025, in the presence of the undersigned witnesses.

AS WITNESSES:


1. 

2. 

SIGNATORY:


.....
JJ DREYER

Electronically signed
082 603 2034


.....
L DREYER

Electronically signed
083 234 9558



REPUBLIC VAN SUID-AFRIKA

546036

HUWELIKSERTIFIKAAT

(Uitgereikt kragtens die regulasies uitgevaardig onder Wet 81 van 1963)

7712275036088

DRYER

Forenames in full:
Volle voornamen JOHANNES JURGENS

Date of birth: Geboortedatum:	Day Dag	27	Month Maand	12	Year Jaar	1977
----------------------------------	------------	----	----------------	----	--------------	------

8	2	0	1	0	6	0	0	1	1	0	8	3
---	---	---	---	---	---	---	---	---	---	---	---	---

BREYTENBACH

Forenames in full
Volle voornamen *ALFRED*

Date of birth: Geboortedatum:	Day Dag	06	Month Maand	01	Year Jaar	1982
----------------------------------	------------	----	----------------	----	--------------	------

Year of marriage: 2005 Day Month Year 17 02 2005

Marriage solemnized at
Huwelk bevestigte

19/2/2005

Date issued
Datum uitgereikt

Marriage Officer
Huweliksbevestiger

ACKNOWLEDGEMENT OF RECEIPT

DEPARTMENT: HOME AFFAIRS
REPUBLIC OF SOUTH AFRICA

B1-151 OFFLINE

BI-1151



Identity/Reference Book Number. (If available)

8	3	0	1	0	6	0	0	1	1	0	8	3
---	---	---	---	---	---	---	---	---	---	---	---	---

Birth Entry Number

[illegible]

Suriname

Forenames.

Date of birth

Office code:

NB: Keep this document to facilitate enquiries. If an Identity Card is not claimed within 12 months after issue, the card will be cancelled and destroyed. The applicant will be liable for the prescribed fee when applying for the re-issue of an Identity Card.

THE FOLLOWING WERE RECEIVED

1. BL-9 (FIRST APPLICATION)

2. Birth certificate

3. Baptismal certificate

4. B1-24/15 Late Registration of Birth

5. Two photographs

6. Marriage Certificate/Divorce Order

7 Permanent Residence Permit

8. Affidavit in support of late

Registration of Birth (BI-288)

9. Other

Issued by Home Affairs offices that
are not online

Official stamp

p.p. Director-General



Economic Development and Spatial Planning

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

PO Box 440 | Pretoria | 0001

Tel: 012 358 7988

Email: geoinfoservice@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOfTshwane

Generated by: TSHWANE\DuaneH

Date 2025/01/24

TO WHOM IT MAY CONCERN

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

PROPERTY LIS KEY (GIS KEY): 064000353

ZONING KEY: 064000353

SPLIT ZONING: Not Applicable

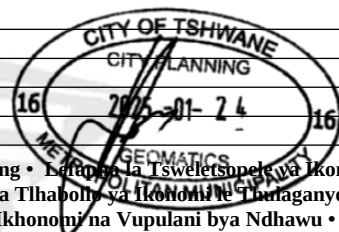
PROPERTY DESCRIPTION: Erf 353 SINOVILLE (156 BLYDE AVENUE)

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 Tswelentsopelwa Ikonomi le Polane ya Sebaka • UmNyango wezokuThuthuthukiswa kwezomNotho namaPlani weeNdawo • Kgoro ya Tlhabollo ya Ikonomi na Thutaganyo ya Mafelo • Muhasho wa Mveledziso ya Ekonomi na Vhupulani ha Fhethu • Ndzawulo ya Nhluvukiso wa Ikonomi na Vupulani bya Ndhawu • Umnyango Wezokuthuthukiswa Komnotho Nokuhlelwa Kwendawo

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

Document Ref: 064000353_20250124_084833748_1

F	FLOOR AREA RATIO	Table C, FAR Zone 21, subject to Clause 25
G	HEIGHT	Table D, Height Zone 10, subject to Clause 26
H	COVERAGE	Table E, Coverage Zone 5, subject to Clause 27
I	OTHER APPROVALS	Not Applicable
J	BUILDING LINES	Streets: Subject to Schedule 1 Rear and Side: Subject to Clause 12
K	SCHEDULE 5	Not Applicable
L	ATTACHED DOCUMENTS	Schedule 1-P32

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.

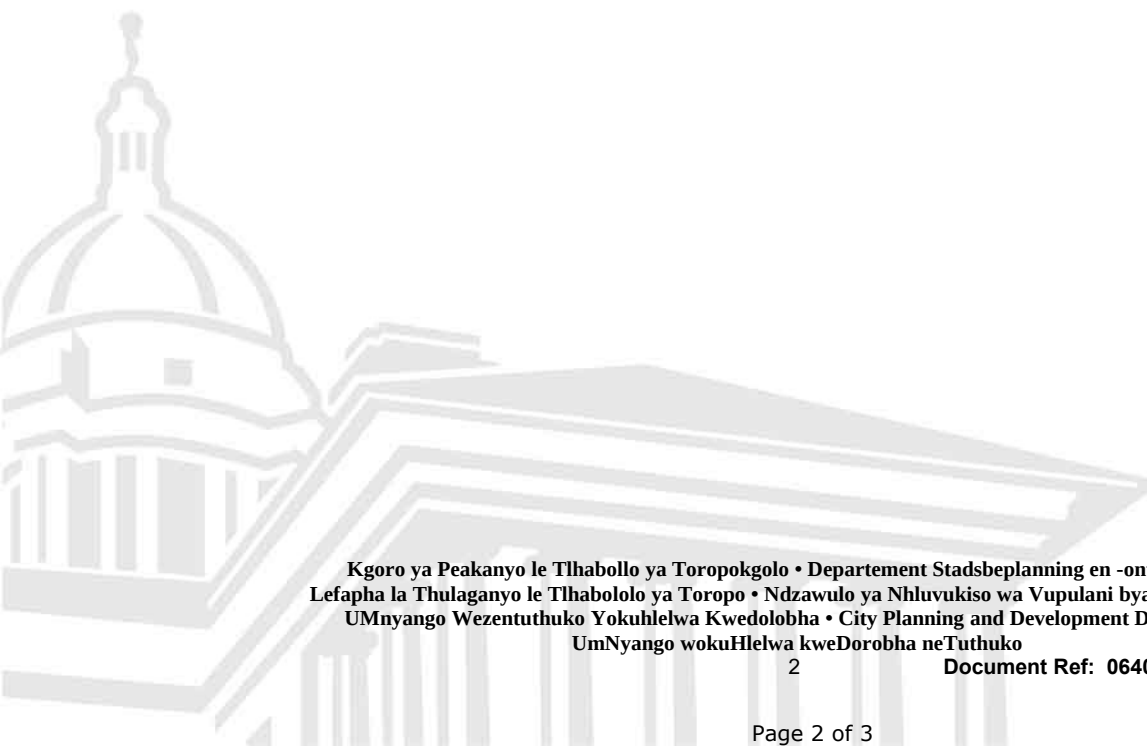
Disclaimer:

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.

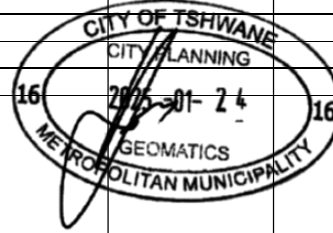
Kind regards



GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING



Township, Agricultural Holdings or Farms	Er/ Property	Position applicable	Building line(s) in Metres for all storeys except where otherwise indicated	Road / boundary where access is not permitted	Boundaries to which access is limited	Boundaries: Physical barrier required
(1)	(2)	(3)	(4)	(5)	(6)	(7)
Silverton X6		All streets	7,5			
Silverton X7		All streets	6			
Silverton X8		All streets	7,5			
Silverton X9		All streets	5			
Silverton X11		All streets	6			
Silverton X15	All erven excluding Erven 1909, up to and including 1914, 1918, 1919 and 1946 abutting Waltloo Road	All streets	5			
Sinoville		National Road	23			
		Sefako Makgatho Drive (Zambesi Drive)	12			
		All other streets	7,5			
Sinoville X2		Sefako Makgatho Drive (Zambesi Drive)	15			
		All other streets	3			
Sinoville X3	1572 and 1582	North-eastern boundaries	13			
		All other streets	7			
Sinoville X4		All streets	6			
Skinner Court 254-JR		All streets	3,5			
Soshanguve-P	73, 92-107, 120-129, 155-163, 1624-1637, 1668-1679, 1719-1725, 1735-1744, 1773-1798	Western boundary (K95)	16			
	73, 92-107, 120-129, 155-167, 1620-1637, 1668-1679, 1719-1725, 1735-1745, 1773-1799, 1831-1832	Western boundary (K95)				1,3 m high wire fence
Soshanguve-R	1-18, 27-36, 49, 82-101, 210-213, 1939, 1956-1971, 2054,	Western boundary (K95)	16			1,3 m high wire fence



TSHWANE LAND USE SCHEME, 2024: SCHEDULE 1

Adopted: 08 May 2024

Comes into operation: 01 July 2024



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 – **T5930/2010** ON **ERF 353, SINOVILLE**

PREPARED FOR: JJ DREYER

BY: THE TOWN PLANNING HUB CC

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

PO Box 11437
Silver Lakes
0054

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



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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 – T5930/2010 ON ERF 353, SINOVILLE

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 T5930/2010 on Erf 353, Sinoville.

The intention of the application is to the building line restriction along streets. The registered land owners wish to have approved as-built drawings, however the condition in the Title Deed is prohibiting this approval.

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

2. GENERAL INFORMATION

2.1 Local Authority

City of Tshwane Metropolitan Municipality.

2.2 Property Description

Erf 353, Sinoville

2.3 Registered Owner

The property is registered in the name of Johannes Jurgens Dreyer and Liezel Dreyer.

2.4 Property Size

The property measures 992m² in extent.

2.5 Locality

The property is situated at 156, Blyde Street, Sinoville.

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 T5930/2010.

2.9 Bond

The property is bonded with RMB, however the account has been paid up. The bondholder’s consent has been obtained and attached hereto.

3. MOTIVATION

3.1 Background

The registered owners of the property wish to have approved As-Built drawings, however due to a street building line restriction 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.

T5930/2010

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

- B.(a); (b); (c); (d); (e)
- C.(a); (b); (c); (d); (e); (f); (g)
- D.(a); (b); (c)(i); (c)(ii); (d); (e)

B. The eastern portion of the farm WONDERBOOM No. 321 J.R. (formerly) described a certain remaining extent marked "C" of certain portion of the said farm, (whereof portion of the erf hereby transferred lettered W V X on General Plan S.G. No. A 5490/58 forms part) is specially entitled to the following rights over Portion "a" of the said far, measuring 456 morgen square roods, as held under Deed of Transfer No. 8727/1904 dated 15th September, 1904:

- (a) The right one one fourth of the existing dam and waterfurrow and the water therein.*



- (b) *Free drinking water for stock at the drift*
- (c) *Right to taking drinking water out of the fountain under the mountain in the Poort.*
- (d) *Right of way for repairing and watering purposes to the existing dam, waterfurrow, fountain and from the present dwelling house and eastern portion (formerly described as the remaining extent marked "C") through the drift and back and from the said dwelling house to the Nek.*
- (e) *The owners of the said Portion "A" and the said eastern portion (formerly described as the remaining extent, marked "C") shall according to the size of their portions pay for the upkeep of the said dam and furrow and the following right over the portion "B" of the said farm, measuring 562 morgen, 79.75 square roods, as held under Deed of Transfer No. 8728/1904 dated 15th September, 1904 to the right of way over the Nek through the Main road towards Pretoria:*

In the use and enjoyment of the water rights to which the said eastern portion (formerly described as certain remaining extent marked "C") is entitled as hereinbefore set out, the owner of the remaining extent of the eastern portion, measuring 45.5963 morgen, shall now be solely entitle thereto.

The property hereby transferred shall not be entitled to any water.

A portion of the foregoing rights have been cancelled insofar as they were applicable to the remaining extent of portion 5 of a portion "A" of portion of the said farm, measuring 80.3642 morgen, as will more fully appear from Notarial Deed No. 807/1951 S.

The above condition is archaic and not relevant at this time as all matters relating to the use of water is controlled by the City of Tshwane.



- C. (a) *The applicant and any other person or body of persons so authorized in writing by the Administrator shall, for the purpose of securing the enforcement of these conditions and any other conditions referred to in Section 56 bis of Ordinance No. 11 of 1931, have the right and power at all reasonable times to enter into an upon the erf for the purpose of such inspection or enquiry a may be necessary to be made from the above purpose.*

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

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

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

- (c) *The elevation treatment of all building shall comfort to good architecture, so as not to interfere with the amenities of the neighbourhood.*

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

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

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

- (e) *Except with the consent of the Local Authority, no animals as defined in the Local Authority Pounds Regulations shall be kept or stabled on the erf.*



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

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

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

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

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

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

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

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



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

- (c) *Except with the consent of the Administrator, who may prescribe such conditions as he may deem necessary, not more than one dwelling house, together with such outbuildings as are ordinarily required to be used in connection therewith shall be erected on the erf: Provided that, if the erf is subdivided or it or any portion of it is consolidated with any other erf or portion of an erf, this conditions may, with the consent of the Administrator, be applied to each resulting portion of consolidated area.*
- (i) *The dwelling house, exclusive of outbuildings to be erected on the erf, shall be of the value of not less than R5 000.00;*
- (ii) *The main building, which shall be completed building and not one partly erected and intended for completion at a later date, shall be erected simultaneously with or before the erection of the outbuildings.*

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

- (d) *Buildings including outbuildings, hereafter erected on the erf shall be located not less than 7,62 metres from the boundary thereof abutting on a street. This will not apply to Erven Nos 3 to 23 and 26.*

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

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

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



3.3 Need and desirability

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 T5930/2010 on Erf 353, Sinoville.

The intention of the application is to the building line restriction along streets. The registered land owners wish to have approved as-built drawings, however the condition in the Title Deed is prohibiting this approval.

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

SURROUNDING OWNERS LIST – ERF 353, SINOVILLE

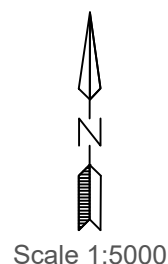
Catharina Cornelia Joubert (Erf 355, Sinoville) 155 Sefako Makgatho Drive Sinoville 0129	
Atcocom (Pty) Ltd (Erf 354, Sinoville) 157 Sefako Makgatho Drive Sinoville 01299	
Boualem Leulmi (Erf 351, Sinoville) 159 Sefako Makgatho Drive Sinoville 0129	
Maria Susara Schoeman (Erf 352, Sinoville) 160 Blyde Street Sinoville 0129	
Stefanus Martinus Sonnenberg (Erf 339, Sinoville) 155 Blyde Street Sinoville 0129	
Willem Schalk Jacobus van Heerden (Erf 338, Sinoville) 153 Blyde Street Sinoville 0129	
Casa Kaya Guest House (Pty) Ltd (Erf 2399, Sinoville) 154 Blyde Street Sinoville 0129	

LOCALITY PLAN

ERF 353, SINOVILLE



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



Scale 1:5000

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



293

DOCUMENT NO
CASTLEDEX
D0007382849

ETIENNE BEDEKER INCORPORATED
EAST BLOCK, GROUND FLOOR
MENLYN SQUARE
LOIS AVENUE
MENLYN

Prepared by me

SEELREG	_____
STAMP DUTY R	_____
FOOI	_____
FEES R	500-00

CONVEYANCER
CURLEWIS C.F.

VERBIND		MORTGAGED	
VIR FOR R 920 000-00			
B 004450 /10		On	
04 02 10		REGISTRATEUR/REGISTRAR	

T 005930 /10

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

~~SALOMINA SALOME DEKKER~~

HENRY JOHN DAVIS

appeared before me, REGISTRAR OF DEEDS at Pretoria, he the said Appearer
being duly authorised thereto by a Power of Attorney signed at PRETORIA on 4
January 2010 and granted to him by

PETRUS GERHARDUS PIETERSE

Identity Number 610920 5044 087

and

JOAN ELIZABETH PIETERSE

Identity Number 690916 0024 085

Married in community of property to each other

VIR VERDERE ENDOSSEMENTE SIEN
FOR FURTHER ENDORSEMENTS SEE

P-7-

And the Appearer declared that his said principal had truly and legally sold on 2 November 2009 and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

1. **JOHANNES JURGENS DREYER**
Identity Number 771227 5036 088
Married out of community of property
2. **LIEZEL DREYER**
Identity Number 820106 0011 083
Married out of community of property

their Heirs, Executors, Administrators or Assigns, in full and free property

ERF 353 SINOVILLE TOWNSHIP,
REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG

MEASURING 992 (NINE HUNDRED AND NINETY TWO) SQUARE
METRES

FIRST transferred by Deed of Transfer T46824/1964 with General Plan
S.G. No 5490/58 relating thereto and held by Deed of Transfer
T122227/2003

ONDERWORPE AAN DIE VOLGENDE VOORWAARDES :

- A. ~~"All rights to minerals and precious stones together with all rights which may be or become vested in the freehold owner to share in any proceeds which may accrue to the State from the disposal of the undermining rights of the township, including the share of claim licence moneys and any share of rentals or profits which may accrue to any owner under any mining lease granted in respect of the land covered by the Township and the like are reserved under Certificate of Rights to Minerals K.394/59 RM., to the Administrators of the Estate of the Late Goerge Anton Sinovich issued in respect of the Township of Sinoville.~~
- B. The eastern portion of the farm WONDERBOOM No. 321 J.R. (formerly) described a certain remaining extent marked "C" of certain portion of the said farm, (whereof portion of the erf hereby transferred lettered W V X on General Plan S.G. No. A 5490/58 forms part) is specially entitled to the following rights over Portion "a" of the said farm, measuring 456 morgen square roods, as held under Deed of Transfer No. 8727/1904 dated 15th September, 1904:
 - (a) The right one one fourth of the existing dam and waterfurrow and the water therein.

- (b) Free drinking right for stock at the drift.
- (c) Right to taking drinking water out of the fountain under the mountain in the Poort.
- (d) Right of way for repairing and watering purposes to the existing dam, waterfurrow, fountain and from the present dwelling house and eastern portion (formerly described as the remaining extent marked "C") through the drift and back and from the said dwelling house to the Nek.
- (e) The owners of the said Portion "A" and the said eastern portion (formerly described as the remaining extent, marked "C") shall according to the size of their portions pay for the upkeep of the said dam and furrow and the following right over the portion "B" of the said farm, measuring 562 morgen, 79.75 square roods, as held under Deed of Transfer No. 8728/1904 dated 15th September, 1904 to the right of way over the Nek through the Main road towards Pretoria:

In the use and enjoyment of the water rights to which the said eastern portion (formerly described as certain remaining extent marked "C") is entitled as hereinbefore set out, the owner of the remaining extent of the eastern portion, measuring 45.5963 morgen, shall now be solely entitled thereto.

The property hereby transferred shall not be entitled to any water.

A portion of the foregoing rights have been cancelled insofar as they were applicable to the remaining extent of portion 5 of a portion "A" of portion of the said farm, measuring 80.3642 morgen, as held under Deed of Transfer No. 10065/1933, as will more fully appear from Notarial Deed No. 807/1951 S.

- C.
- (a) The applicant and any other person or body of persons so authorized in writing by the Administrator shall, for the purpose of securing the enforcement of these conditions and any other conditions referred to in Section 56 bis of Ordinance No. 11 of 1931, have the right and power at all reasonable times to enter into and upon the erf for the purpose of such inspection or enquiry a may be necessary to be made from the abovementioned purpose.
 - (b) Plans and specifications of all buildings and of all alterations or additions thereto shall be submitted to the local authority, whose approval, in writing, shall be obtained before the commencement of building operations. All buildings or alterations or additions thereto shall be completed within a reasonable time after commencement.
 - (c) The elevational treatment of all buildings shall comfort to good architecture, so as not to interfere with the amenities of the neighbourhood.

- (d) Neither the owner nor any other person shall have the right, save and except to prepare the erf for building purposes, to excavate therefrom any material without the written consent of the local authority.
 - (e) Except with the consent of the Local Authority, no animals as defined in the Local Authority Pounds Regulations shall be kept or stabled on the erf.
 - (f) No wood and/or iron buildings or buildings of unburnt clay brick shall be erected on the erf.
 - (g) Except with the written approval of the local authority and subject to such conditions as the local authority may impose, neither the owner nor any occupier of the erf shall sink any wells or boreholes thereon or abstract any subterranean water therefrom.
 - (h) Where, in the opinion of the Local Authority, it is impracticable for stormwater to be drained from higher-lying erven direct to a public street, the owner of the erf shall be obliged to accept and/or permit the passage over the erf of such stormwater; Provided that the owners of any higher lying erven, the stormwater from which is discharged over any lower lying erf, shall be liable to pay a proportionate share of the costs of any pipe-line or drain which the owner of such lower lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf.
- D.
- (a) The erf shall be used for the erection of a dwelling-house only: Provided that, with the consent of the Administrator after reference to the Board and the Local Authority a place of public worship or a place of institution, social hall, institution or other buildings appertaining to a residential area, may be erected on the erf: Provided further that the local authority may permit such other buildings as may be provided for in any approved Town Planning Scheme, subject to the conditions of the Scheme under which the consent of the local authority is required.
 - (b) Neither the owner nor any other person shall have the right to make or permit to be made upon the erf for any purpose whatsoever any bricks, tiles or earthenware pipes or other articles of a like nature.
 - (c) Except with the consent of the Administrator, who may prescribe such conditions as he may deem necessary, not more than one dwelling house, together with such outbuildings as are ordinarily required to be used in connection therewith shall be erected on the erf: Provided that, if the erf is subdivided or it or any portion of it is consolidated with any other erf or portion of an erf, this conditions may, with the consent of the Administrator, be applied to each resulting portion of consolidated area.

- (i) The dwelling house, exclusive of outbuildings to be erected on the erf, shall be of the value of not less than R5 000.00;
 - (ii) The main building, which shall be completed building and not one partly erected and intended for completion at a later date, shall be erected simultaneously with or before the erection of the outbuildings.
- (d) Buildings including outbuildings, hereafter erected on the erf shall be located not less than 7,62 metres from the boundary thereof abutting on a street. This will not apply to Erven Nos 3 to 23 and 26).
- (e) If the erf is fenced or otherwise enclosed, the fencing or other enclosing device shall be erected and maintained to the satisfaction of the local authority.
- E.
 - (a) THE erf is subject to a servitude, 1,89 metres wide, in favour of the local authority, for sewerage and other municipal purposes, along any one of its boundaries other than a street boundary.
 - (b) NO buildings or other structures shall be erected within the aforesaid servitude area and or large-rooted trees shall be planted within the area of such servitude or within 1,89 metres thereof.
 - (c) THE local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance and removal of such sewerage mains and other works as it in its discretion may deem necessary, and shall further be entitled to reasonable access to the said land for the aforesaid purpose, subject to any damage done during the process of the constructing, maintaining and removing such sewerage mains and other works being made good by the local authority.

DEFINITIONS:-

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

- (i) "APPLICANT" means GEORGE ANTON SINOVIICH and his Successors in Title to the township;
- (ii) "DWELLING HOUSE" means a house designed for the use as a dwelling for a single family.

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

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

**PETRUS GERHARDUS PIETERSE and JOAN ELIZABETH PIETERSE,
Married as aforesaid**

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

1. **JOHANNES JURGENS DREYER, Married as aforesaid**
2. **LIEZEL DREYER, Married as aforesaid**

their 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 R830 000,00 (EIGHT HUNDRED AND THIRTY THOUSAND RAND).

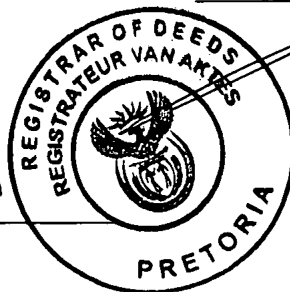
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer q.q., have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

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

04 02 10


In my presence

REGISTRAR OF DEEDS



q.q.

PAGE 7
ANNEXURE TO T5930 / 2010

VERBIND		MORTGAGED
VIR FOR R 460 000,00		
B	14 44406	 REGISTRATEUR/REGISTRAR
	25 09 14	



18 March 2025

Bondholder's Consent Letter

Johannes Jurgens Dreyer and Liezel Dreyer

156 Blyde Avenue

Sinoville

Pretoria

0182

Dear Johannes and Liezel

OUR CLIENT: JOHANNES JURGENS DREYER AND LIEZEL DREYER
ACCOUNT NUMBER: 62493213145
MORTGAGE BOND BY: JOHANNES JURGENS DREYER AND LIEZEL DREYER
OVER: ERF 353 SINOVILLE TOWNSHIP

We refer to the above first mortgage bond registered in our favour.

Consent is granted for removal of restrictive conditions B.(a); (b); (c); (d); (e); C.(a); (b); (c); (d); (e); (f); (g) and D.(a); (b); (c)(i); (c)(ii); (d); (e) of the title deed, subject to:

- Property to remain residentially zoned.
- Local authority approval.

This consent shall not be construed as substituting, varying or novating any of your existing obligations to us nor shall it affect any security furnished by you in terms of your existing agreement save as provided for herein.

Authorised Signatory

Authorised Signatory

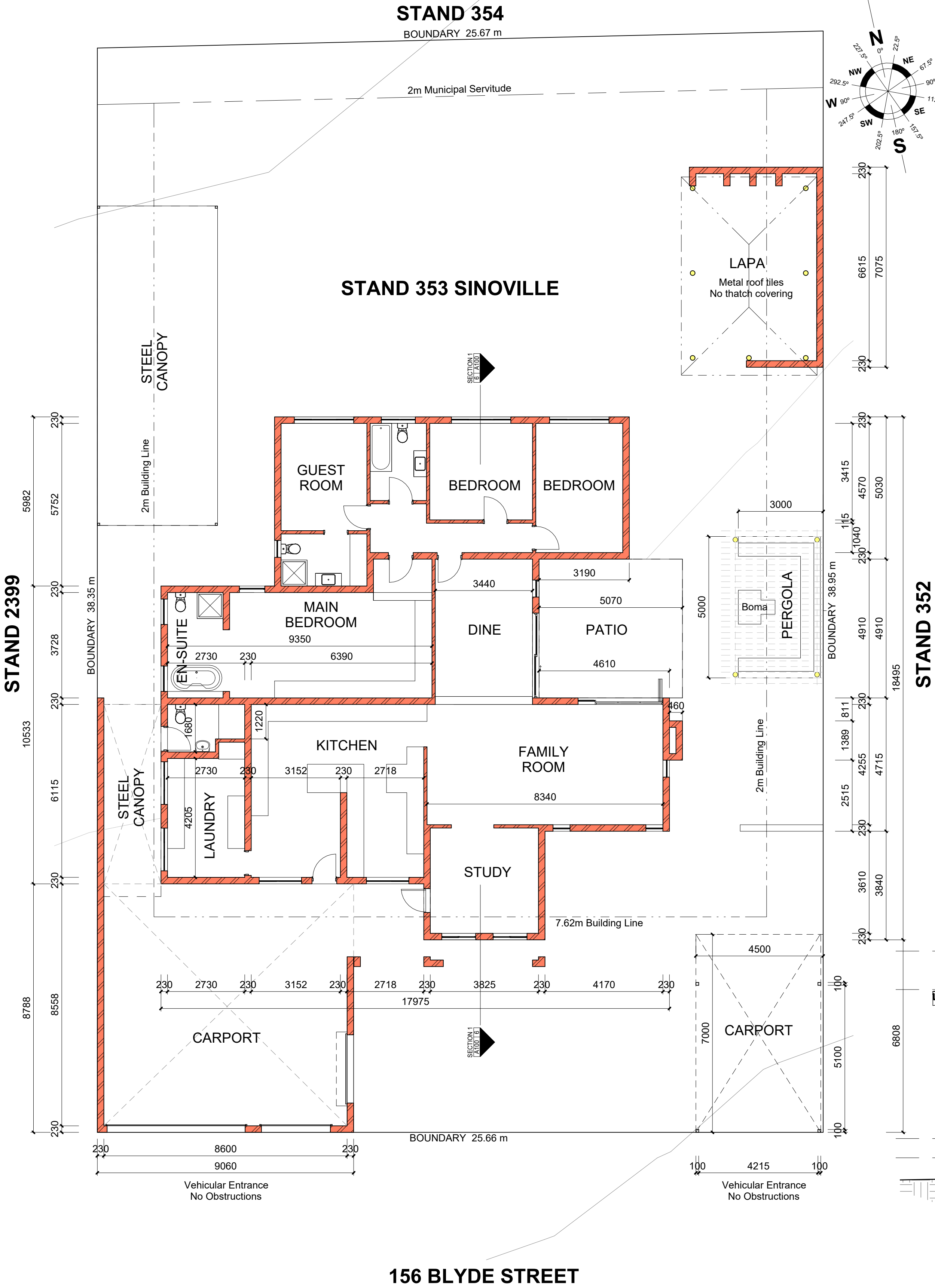
PRIVATE BANKING

5 Merchant Place
9 Fredman Drive
Sandton 2196

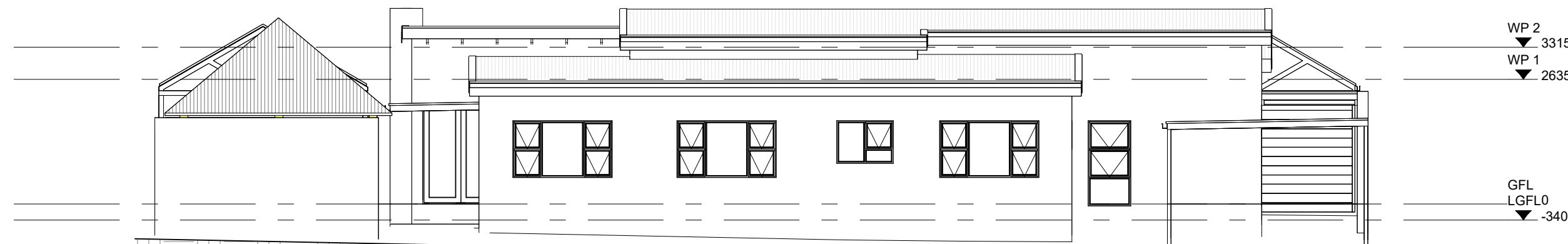
PO Box 7856111
Sandton 2146
South Africa

Switchboard
Website

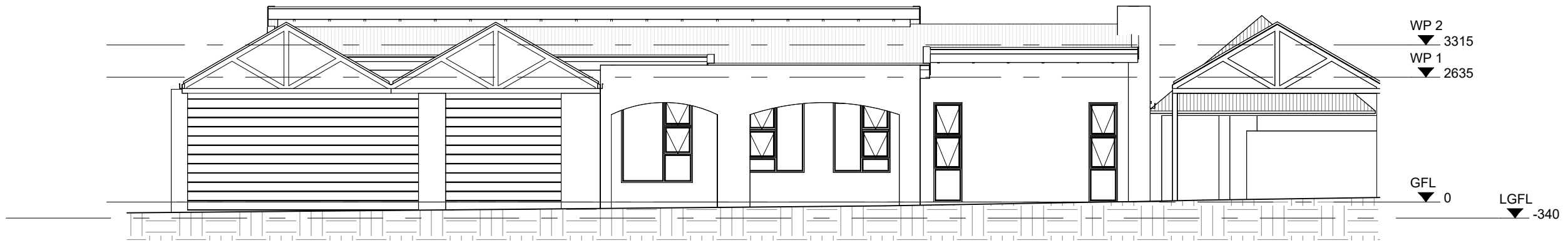
+27 87 335 5300
rmbprivatebank.com



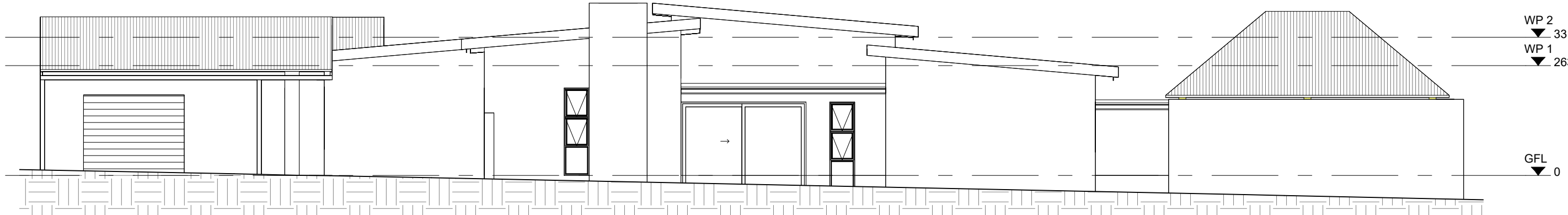
Ref: 1 FLOOR PLAN LAYOUT
1 : 100



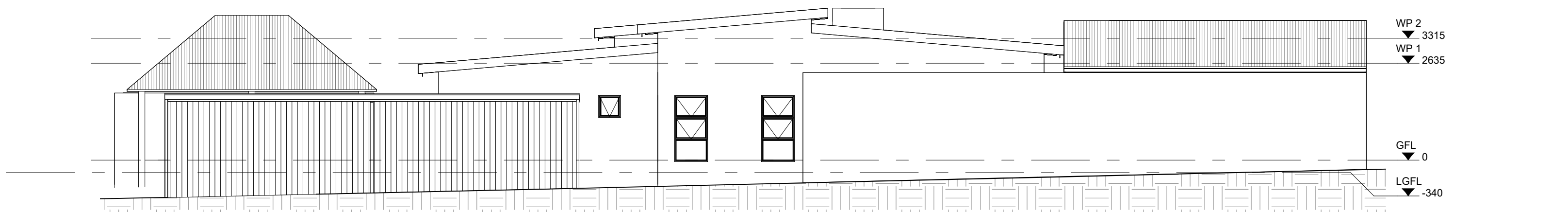
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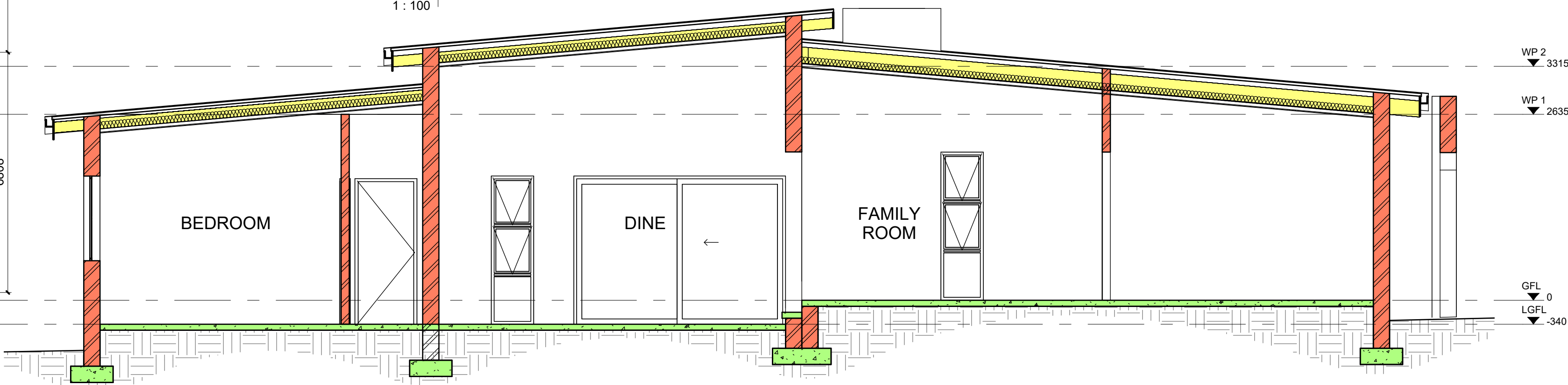
Ref: 3 SOUTH ELEVATION
1 : 100



Ref: 4 EAST ELEVATION
1 : 100



Ref: 5 WEST ELEVATION
1 : 100



Ref: 6 SECTION 1
1 : 50

GROSS BUILDING AREA	
Name	Area
CARPORT A	80 m²
CARPORT B	32 m²
CANOPY	14 m²
STEEL STORAGE SHED	48 m²
LAPA	33 m²
RESIDENCE	243 m²
PATIO	25 m²
Gross Building Area	475 m²

Coverage		
Coverage Area	Area of Site	Coverage
475.00 m²	991.70 m²	47.90%

Sheet Number

A100

Project Number

BPS25-0002A

DWELLING HOUSE ON 156 BLYDE STREET

FLOOR PLAN LAYOUT

353 SINOVILLE, 156 BLYDE STREET

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Revision Schedule	Date
No.	Description

BUILDING PLAN SYNDICATE

(PTY) LTD 2024/155305/07

732 28th Avenue, Villieria, Pretoria, 0186

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Registered Professional
MORNAY SHORT
PSArchT | ST0566 (SACAP)
Drawing prepared by
S KRUGER
Coordinated by
M SHORT

Sheet No : A100
Project No : BPS25-0002A
Sheet Name : FLOOR PLAN LAYOUT
Client Name: Johan Dreyer
Project Date: Issue Date

DWELLING HOUSE ON 156 BLYDE STREET
FLOOR PLAN LAYOUT
353 SINOVILLE, 156 BLYDE STREET

Sheet Number
A100
Project Number
BPS25-0002A

BUILDING PLAN SYNDICATE
(PTY) LTD 2024/155305/07