

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.



8 JULY 2026

YOUR REF.:
OUR REF.: TPH26722

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 THE REMAINING EXTENT OF ERF 1096, 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 fees and promulgation fees: R2580-00.
- ❖ Copy of the completed and signed Schedule 33 form.
- ❖ Copy of the application forms COT F/1, COT F/3 and the COT F/10 checklist.
- ❖ Copy of the Special Power of Attorney.
- ❖ Copy of the Marriage Certificate.
- ❖ Copy of the motivational memorandum.
- ❖ Copy of the list of surrounding property owners.
- ❖ Copy of the locality plan.
- ❖ Copy of the registered Title Deed.
- ❖ Confirmation of bondholder's consent.
- ❖ 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	260707BBC00042361C00042361
Beneficiary name	City Of Tshwane (a)
Bank name	ABSA BANK
Beneficiary account number	XXXXXX8263
Beneficiary branch number	632005
Beneficiary reference	LU63042401096/RREM
Amount	R 2580.00
Payment date and time	2026/07/07 14:16:31

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.	1096	Portion (e.g. /R/1)	REMAINING EXTENT
Ward	41		
Street name	MANSER STREET		
Street number	232	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 8TH DAY OF JULY 2026, in my capacity as TOWN PLANNER / APPLICANT

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

SIGNATURE

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

**APPLICATION FORM TO BE SUBMITTED FOR ANY APPLICATION AND/OR REQUEST WITH
THE APPLICANT AND OWNER DETAILS AS REQUIRED IN TERMS OF THE CITY OF
TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024)**

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

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

OWNER DETAILS			
Please indicate the type of applicant:			
Individual	☒	Legal Entity / Other	☐
Owner Details : Individual			
Title	Mr & Mrs		
Initials	E & K		
First name	Eon & Kisayne		
Surname	Rademan		
Preferred name	As above		
ID Number	8305115028081 & 7909260384081		
Marital status	Single/not married ☐ In community of property ☐ Out of community of property ☒		
Owner Details: Legal Entity/other			
Name			
Registration number			
Representative name			
Physical Address of the Owner			
Physical Address (Work)			
Address Line 1 (street no.)			
Address Line 2 (street name)			
Township		Postal Code	4001
Specify City			
Physical Address (Home)			
Address Line 1 (street no.)	232		
Address Line 2 (street name)	MANSER STREET		
Township	MEYERSPARK	Postal Code	0084
Specify City	PRETORIA		
Postal Address of the Owner			
Postal Type	PO Box ☐ Private Bag ☐	Physical Address (Home) ☒ Physical Address (Work) ☐	
Postal Number	AS ABOVE		
Township		Postal Code	
City			
Communication Details of the Owner			
E-Mail Address	destenay@bedeker.co.za (C/O DESTENAY MARTINS)		
Cell Phone	(012) 365-3412		
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: 8 JULY 2026

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

PROPERTY INFORMATION

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

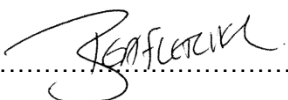
Township / Agricultural Holding / Farm	Meyerspark	Portion (e.g. /R1)	Remaining Extent
Erf/Plot/Farm No.	1096		
Ward	41		
Street Name	Manser Street		
Street Number	232	Planning Region	6
Land Use Scheme	Tshwane Land Use Scheme, 2024		
Adopted Annexure No.	N/A		
Adopted Zoning	Residential 1		
Property Size (m ²)	1978m ²		
Bond (Yes/No)	Yes		
If yes specify Bond Account No.	8099161491		
Bondholder's Name(s)	ABSA Bank		
Existing Development	Dwelling House		
Title Deed Number	T17354/2026		
Indicate the conditions to be removed or suspended in the Title Deed	1(a), 1(b), 1(c), 1(d), 1(e), 1(f), 3(i), 3(ii), 4(a), 4(b), 4(c), 4(c)(i), 4(c)(ii), 4(d), 4(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: 8 JULY 2026

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

PROPERTY(IES) DESCRIPTION: REMAINING EXTENT OF ERF 1096, MEYERSPARK

APPLICATION TYPE: APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS CONTAINED IN DEED OF TRANSFER NO T17354/2026

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: 8 JULY 2026

SPECIAL POWER OF ATTORNEY

We, the undersigned,

**KISAYNE RADEMAN (ID No. 790926 0384 08 1) AND
EON RADEMAN (ID No. 830511 5028 08 1)**

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:

REMAINING EXTENT OF ERF 1096, 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 Pretoria on this 27 day of May 2026, in the presence of the undersigned witnesses.

AS WITNESSES:

SIGNATORY:

1. Stewart

K. RADEMAN

2. [Signature]

E. RADEMAN



REPUBLIC OF SOUTH AFRICA
DEPARTMENT OF HOME AFFAIRS

DHA-27

MARRIAGE CERTIFICATE

Marriage Act, 1961 (Act No. 25 of 1961)

Regulation 5B(1)

HUSBAND

Identity number

Date of birth

Surname

Forenames in full

(Passport No. if foreigner)

J 4583119

DATE

2013-11-30

8305115028081

1983

M

11

BADEMAN

RON

WIFE

Identity number

Date of birth

Maiden name

Present legitimate surname

Forenames in full

1909360384081

(Passport No. if foreigner)

1979

M

30

HILL

HILL

KISLAYNE

MARRIAGE PARTICULARS

Date of marriage

Place of marriage

Marriage officer

City/Town

Surname

Forenames

Denomination

Marriage Officer's signature

2013

11

30

Serial no. of marriage register

K0000

PRETORIA

WESTCOTT

ALISTAIR

NORMAN

A.F.M. of S.A. + DOXA DEO

[Signature]

Designation/Personal No.

BD 26339

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 – T17354/2026 ON REMAINING EXTENT OF ERF 1096, MEYERSPARK

PREPARED FOR: MR & MRS RADEMAN

BY: THE TOWN PLANNING HUB CC

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

PO Box 11437
Silver Lakes
0054

Tijger Vallei Office Park
Unit 9, 78 Pony Street
Silver Lakes
0054



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

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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 – T17354/2026 ON THE REMAINING EXTENT OF ERF 1096, 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 T17354/2026 on the Remaining Extent of Erf 1096, 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

Remaining Extent of Erf 1096, Meyerspark.

2.3 Registered Owner

The property is registered in the name of Eon Rademan and Kisayne Rademan.

2.4 Property Size

The property measures 1978m² in extent.

2.5 Locality

The property is situated at 232 Manser 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 T17354/2026.

2.9 Bond

The property is bonded with Absa Bank. 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 building plans. The property has recently been registered to the land owners, part of the Sale Agreement is that approved building plans be obtained.

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.

T17354/2026

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, het met die doel om te sorg dat hierdie voorwaardes en enige ander voorwaardes 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 te 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, en dan slegs met die skriftelike toestemming van die Administrateur (of 'n liggaam of persoon wat hy vir die doel aanwys) wat ook sodanige verdere voorwaardes as way hy nodige 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 aan die vereistes van goeie argitektuur voldoen sodat dit nie die bevalligheid 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 einigiemand 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 Administrateur of plaaslike bestuur, wanner dit saamgestel is.

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

- (e) Geen dier soss omskryf in die skutregulasies van die Plaaslike Besture, opgestel ingevolge die Ordonnansie op Plaaslike Besture 17 van 1939, mag op die erf aangehou word nie.

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

- (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.

WOORDOMSKRYWING:

3. *In voormelde en hieropvolgende titelvoorwaardes het onderstaande uitdrukkinge 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 slegs gebruik word om daarop ‘n woonhuis op te rig, met dien verstande dat met die toestemming van die Administrateur, na raadpleging met die Raad end die plaaslike bestuur, wanner die saamgestel is, ‘n plek van openbare godsdiensoefining, en ‘n plek van onderrig, ‘n gemeeskapsaal, ‘n inrigting of spesiale geboue wat in ‘n woongebied tuisshoort, 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.*

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, teels of erdepype of ander artikels van ‘n soortgelyke aard op die erf to 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 end dan slegs met die skriftelike toestemming van die Administrateur (of liggaam of persoon wat hy vir die doel aanwys) wat ook sodanige verder voorwaardes as way 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 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 T17354/2026 on the Remaining Extent of Erf 1096, Meyerspark.

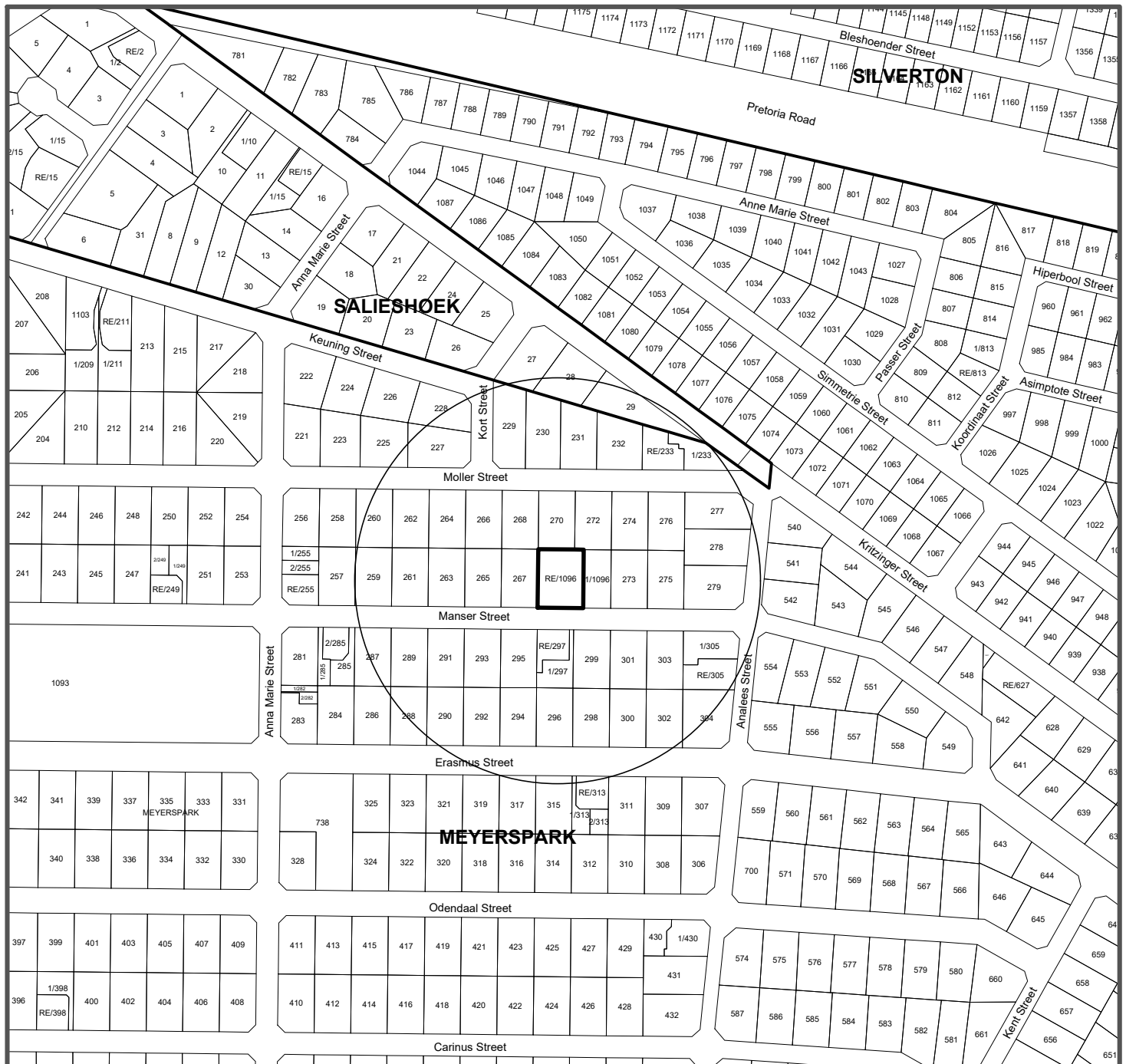
The Municipality's approval of this application will be appreciated.

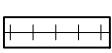
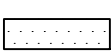
SURROUNDING OWNERS LIST – REMAINING EXTENT OF ERF 1096, MEYERSPARK

The Registered Owner (Erf 267, Meyerspark) 230 Manser Street Meyerspark 0184	
The Registered Owner (Erf 268, Meyerspark) 231 Moller Street Meyerspark 0184	
The Registered Owner (Erf 270, Meyerspark) 233 Moller Street Meyerspark 0184	
The Registered Owner (Erf 272, Meyerspark) 235 Moller Street Meyerspark 0184	
The Registered Owner (Portion 1 of Erf 1096, Meyerspark) 234A Manser Street Meyerspark 0184	
The Registered Owner (Portion 1 of Erf 1096, Meyerspark) 234B Manser Street Meyerspark 0184	
The Registered Owner (Erf 299, Meyerspark) 235 Manser Street Meyerspark 0184	
The Registered Owner (Remainder of Erf 297, Meyerspark) 233A Manser Street Meyerspark 0184	
The Registered Owner (Portion 1 of Erf 297, Meyerspark) 233C Manser Street Meyerspark 0184	
The Registered Owner (Erf 295, Meyerspark) 231 Manser Street Meyerspark 0184	

LOCALITY PLAN

REMAINING EXTENT OF ERF 1096, MEYERSPARK



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

Scale 1:5000

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



ETIENNE BEDEKER INC. Prokureur/Attorney
293
TEL: (012) 365-3412

DEED OF TRANSFER

in favour of

**EON RADEMAN
And
KISAYNE RADEMAN**

over

REMAINING EXTENT OF ERF 1096 MEYERSPARK

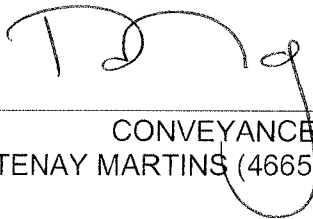
ETIENNE BEDEKER INC.
1ST FLOOR, BLOCK A
314 GLENWOOD ROAD
LYNNWOOD PARK
PRETORIA, GAUTENG, 0081
Tel: (012) 365-3412

293

ETIENNE BEDEKER INC.
1ST FLOOR, BLOCK A
314 GLENWOOD ROAD
LYNNWOOD PARK
PRETORIA, GAUTENG, 0081

SEELREG	
STAMP DUTY R	
FOOI	1646,00
FEES R	

Prepared by me


CONVEYANCER
DESTENAY MARTINS (46654)

VERBIND MORTGAGE	
VIR FOR R 1 140 000,00	
B 000010975 / 2026	 REGISTRATEUR/REGISTRAR
2026 -03- 27	

L 000017354 / 2026

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT:

ANNETTE JOHANNA LOUW (6332)

appeared before me, REGISTRAR OF DEEDS: NORTH GAUTENG at
PRETORIA, he/she the said Appearer being duly authorised thereto by a Power of
Attorney signed at PRETORIA on 3 March 2026 and granted to him/her by

ALETA JOHANNA VERSTER
Identity Number 6609010014084
Unmarried

And the Appearer declared that his/her said principal had truly and legally sold on 7 February 2026 and that he/she, the said Appearer, in his/her capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

1. **EON RADEMAN**
Identity Number 8305115028081
Married out of community of property
2. **KISAYNE RADEMAN**
Identity Number 7909260384081
Married out of community of property

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

REMAINING EXTENT OF ERF 1096 MEYERSPARK TOWNSHIP,
REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG

MEASURING 1978 (ONE THOUSAND NINE HUNDRED AND SEVENTY EIGHT) Square metres

FIRST registered by Certificate of Consolidated Title Number T4733/1953 with General Plan ~~SC No.~~ relating thereto and held by Deed of Transfer Number T171659/2003

SUBJECT TO THE FOLLOWING CONDITIONS:

1. (a) Die Applikant en enige ander persoon of ligaam van persone wat skriftelik deur die Administrateur daartoe magtiging verleen is, het, met die doel om te sorg dat hierdie voorwaarde en enige ander voorwaardes genoem in Artikel ses en vyftig bis van Ordonnansie 11 van 1931 of 'n wysiging daarvan, nagekom word, die reg en bevoegdheid om op alle redelike tye die erf te betree ten einde 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 die skriftelike toestemming van die Administrateur (of 'n liggaam of persoon wat hy vir die doel aanwys) wat ook sodanige verdere voorwaardes as wat hy nodige ag, kan voorskryf.
- (c) Die opstand van alle geboue moet aan die vereistes van goeie argitektuur voldoen sodat dit nie die bevalligheid van die omgewing benadeel nie.
- (d) Nóg die eienaar nóg enigiemand anders besit die reg om, behalwe om die erf vir boudoeleindes in gereedheid te bring, enige materiaal daarop uit te graawe sonder die skriftelike toestemming van die Administrateur of plaaslike bestuur, wanner dit saamgestel is.
- (e) Geen dier soos omskryf in die skutregulasies van die Plaaslike Besture, opgestel ingevolge die Ordonnansie op Plaaslike Besture 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 ^{laer}~~hoer~~ ligging regstreeks na 'n publieke straat toe af te voer, is die eienaar van die erf verplig om te aanvaar dat sodanige neerslagwater op sy erf vloei en/of toe te laat dat dit daaroor loop. Met dien verstande dat die eienaars van erwe met 'n hoer 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 le of te bou om die water wat aldus oor die erf loop, af te voer, 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 1,89 meter breed, langs enigeen van sy ~~sy~~grense.
- (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 goeiddunke noodsaaklik beskou, tydelik te gooi op die grond wat aan die voornoemde serwituut grens, en voorts is die plaaslike bestuur geregtig tot redelik 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.

WOORDOMSKRYWING:

3. In voormelde en hieropvolgende titelvoorwaardes het onderstaande uitdrukking 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 'n woning deur een gesin.
4. (a) Die erf moet slegs 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, wanner 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) Nóg die eienaar nóg enigiemand anders besit die reg om vir enige doel hoegenaamd bakstene, teels 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 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 9,14 meter van die straatgrens daarvan gelee 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 omheingsmateriaal opgerig en onderhou word tot voldoening van die Applikant of die plaaslike bestuur, wanneer dit saamgestel is.
5. Onderhewig aan 'n 2 (twee) meter wye serwituut ten gunste van die City of Tshwane Metropolitaanse Munisipaliteit vir munisipale doeleindes soos aangedui deur die figuur abdA of Kaart LG No. 21/1997.

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

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

ALETA JOHANNA VERSTER, Unmarried

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

- 1. **EON RADEMAN, Married as aforesaid**
- 2. **KISAYNE RADEMAN, 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 R1 850 000,00 (ONE MILLION EIGHT HUNDRED AND FIFTY THOUSAND RAND).

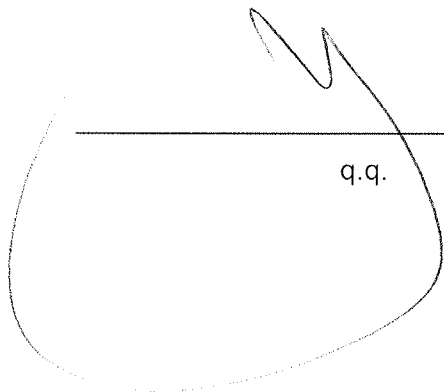
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer q.q., have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS:
NORTH GAUTENG at PRETORIA on 2026-03-27

In my presence



REGISTRAR OF DEEDS



q.q.



Absa Home Loans

Absa Bank Ltd
15 Troye street
Johannesburg
2001



E-mail: home@absa.co.za

Phone: 0860 111 007

Visit us: www.absa.co.za

30.06.2026

Private/Confidential

THE TOWN PLANNING HUB CC
PO BOX 11437
SILVER LAKES
0054

Your Ref: TPH26722

REQUEST RECEIVED FOR: REMOVAL OF RESTRICTIVE CONDITIONS IN THE TITLE DEED

Borrower(s)' name: RADEMAN MR E & MRS K

Mortgage loan account number: 8099161491

Property description: R/E OF ERF 1096 MEYERSPARK

We refer to the above account and grant consent to the removal of restrictive conditions 1. (a); (b); (c); (d); (f); 3. (i); (ii); 4. (a); (b); (c); (c)(i); (c)(ii);d; (e) in the Deed of Transfer No. T17354/2026, of the above-mention property.

Please instruct a conveyancing attorney to attend to the removal of these restrictive conditions on the title deed. Only a conveyancing attorney can attend at the Deeds office to remove the conditions.

Kindly take note that the consent letter is valid for one year only.

Yours faithfully

A handwritten signature in black ink, appearing to read "Nadine Heathcote".

Property Control
Our ref: Nadine Heathcote
Tel: 011 846 5451
Email: hlpc@absa.co.za

Date 2026/06/01

TO WHOM IT MAY CONCERN

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

PROPERTY LIS KEY (GIS KEY): 042401096/R

ZONING KEY: 042401096/R

SPLIT ZONING: Not Applicable

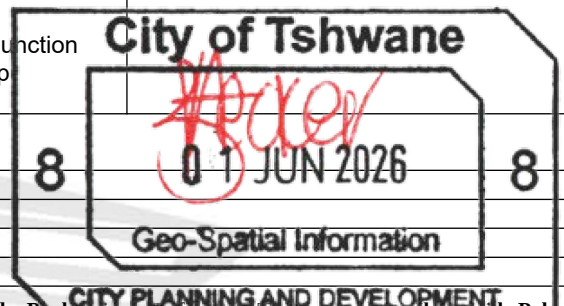
PROPERTY DESCRIPTION: Erf R/1096 MEYERSPARK (232 MANSER STREET)

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 • Lerapala la Tswelisoetse ya Ikonomi le Polane ya Sebaka • UmNyango wezokuThuthuthukiswa kwezomNotho namaPlani weeNdawo • Kgoro ya Tlhabollo ya Ikonomi le Thulaganyo ya Mafelo • Muhasho wa Mveledziso ya Ekonomi na Vhupulani ha Fhethu • Ndzawulo ya Nhluvukiso wa Ikonomi na Vupulani bya Ndhawo • Umnyango Wezokuthuthukiswa Komnotho Nokuhlelwa Kwendawo

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.

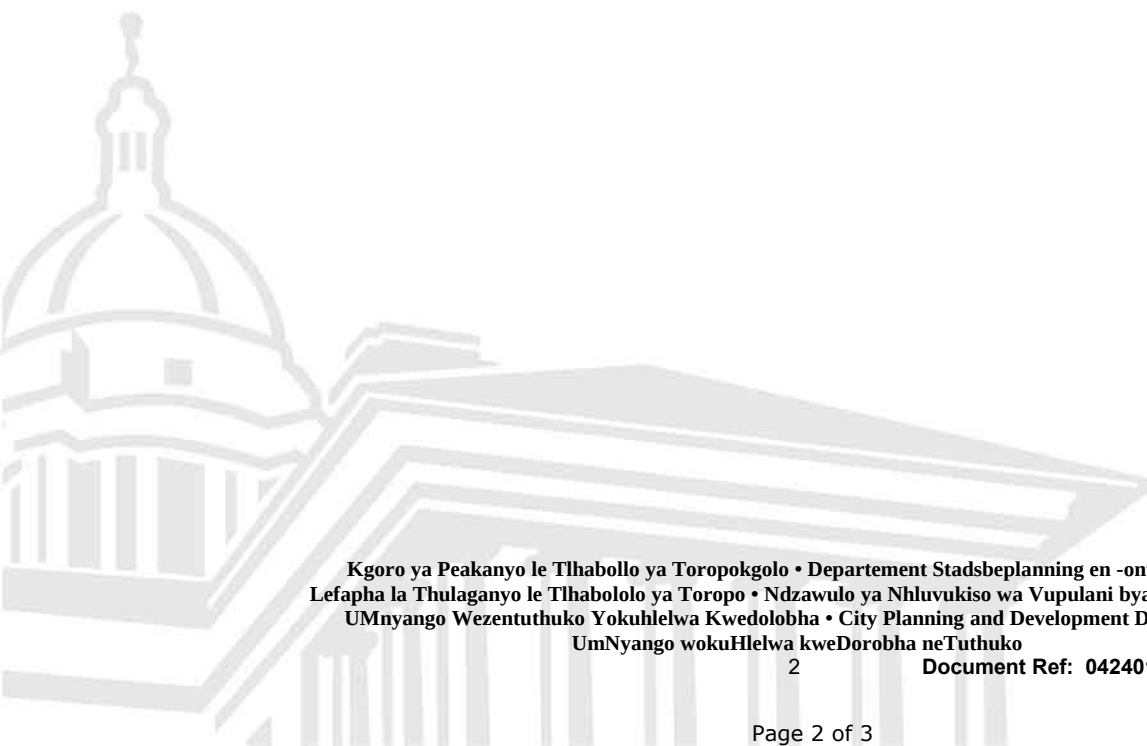
Disclaimer:

In the case of any other approvals 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

