

City Planning and Development Department

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THE PRACTICE GROUP
P.O. Box 35895
Menlo Park
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Sir/Madam

ESTABLISHMENT OF TOWNSHIP: DERDEPOORT EXTENSION 5

AMENDMENT OF CONDITIONS OF ESTABLISHMENT

The above-mentioned township application was originally approved on 11 November 2016.

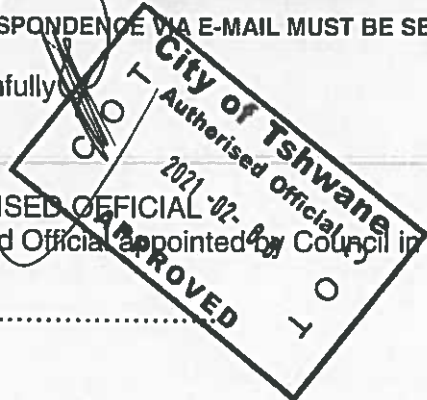
Please note that the Conditions of Establishment, approved on 11 November 2016 have been amended, find the attached amended and approved Conditions of Establishment dated 8 February 2021.

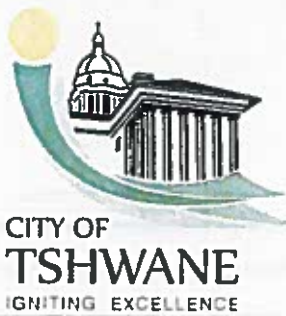
ALL CORRESPONDENCE VIA E-MAIL MUST BE SENT TO: CityP_Registration@tshwane.gov.za

Yours Faithfully

f AUTHORIZED OFFICIAL
(Authorized Official appointed by Council in terms of the LUM By-law)

Date.....





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The Registrar of Deeds
Private Bag X183
PRETORIA
0001

Sir/Madam

ESTABLISHMENT OF TOWNSHIP: DERDEPOORT EXTENSION 5

AMENDMENT OF CONDITIONS OF ESTABLISHMENT

The above-mentioned township application was originally approved on 11 November 2016.

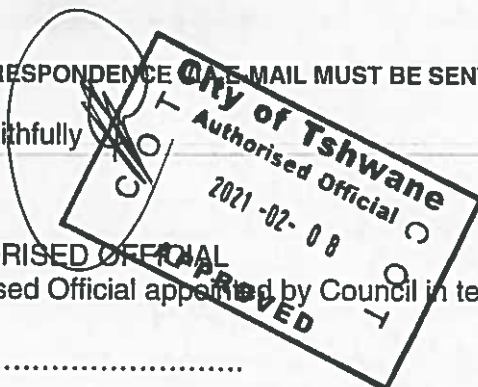
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f AUTHORIZED OFFICIAL
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Date.....



C4O
CITIES
CLIMATE LEADERSHIP GROUP

City Planning and Development Department

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The Surveyor General
Private Bag X291
PRETORIA
0001

Sir/Madam

ESTABLISHMENT OF TOWNSHIP: DERDEPOORT EXTENSION 5 AMENDMENT OF CONDITIONS OF ESTABLISHMENT

The above-mentioned township application was originally approved on 11 November 2016

Please note that the Conditions of Establishment, approved on 11 November 2016 have been amended, find the attached amended and approved Conditions of Establishment dated 8 February 2021.

Yours Faithfully

City of Tshwane
Authorised Official
2021/02-08
f AUTHORIZED OFFICIAL
(Authorised Official appointed by Council in terms of the LUM By-law)

Date.....

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY DIEPGROND CC (REGISTRATION NUMBER 1986/02486/23) (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) IN TERMS OF THE PROVISIONS OF CHAPTER III: PART C OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTIONS 723 AND 724 (PORTIONS OF PORTION 290) OF THE FARM DERDEPOORT 326, REGISTRATION DIVISION J.R., GAUTENG HAS BEEN GRANTED

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE TOWNSHIP BEING DECLARED AN APPROVED TOWNSHIP IN TERMS OF THE PROVISIONS OF SECTION 103 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

1.1 INSTALLATION AND PROVISION OF SERVICES

The applicant shall make the necessary arrangements for the finalization of the services agreements with the Municipality for the provision and installation of water, electricity and sanitation as well as the construction of roads and stormwater drainage in the township.

If external services are not available or the existing external services are not sufficient to accommodate the township, special arrangements will have to be made after consultation with the applicable departments in the Municipality.

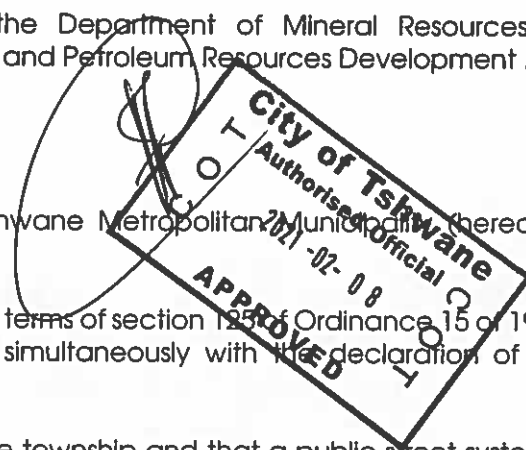
1.2 CONSENT OF DEPARTMENT OF MINERAL RESOURCES

The consent shall be obtained from the Department of Mineral Resources as contemplated in Section 53 of the Mineral and Petroleum Resources Development Act, 2002.

1.3 GENERAL

(a) The applicant shall satisfy the City of Tshwane Metropolitan Municipality (hereafter referred to as the Municipality) that:

- (i) the relevant amendment scheme (in terms of section 125 of Ordinance 15 of 1986) is in order and may be published simultaneously with the declaration of the township an approved township;
- (ii) satisfactory access is available to the township and that a public street system is available to all erven in the township;
- (iii) the portions of the road reserves adjoining the proposed township, and which are required for the proper installation and maintenance of the Municipality's electrical services must be acquired by the township owner to the satisfaction of the Public Works and Infrastructure Development Department (Energy and Electricity Division);
- (iv) the name of the township as well as the street names have been approved by the Council and it is indicated on the layout plan or General Plan in accordance with regulation 18.(1)(a)(iv) of the Town-Planning and Townships Ordinance 15 of 1986.
- (v) the services report, containing the stormwater design proposal, must be submitted to the Gauteng Department of Roads and Transport for approval;
- (vi) all servitudes in accordance with the services report must be indicated on the township lay-out plan and registered by the developer; and



- (b) The applicant shall comply with the provisions of Sections 72, 75 and 101(2) of Ordinance 15 of 1986.

2. CONDITIONS OF ESTABLISHMENT (CONDITIONS WHICH WILL BE APPLICABLE TO THE APPROVED TOWNSHIP IN TERMS OF SECTION 103 OF ORDINANCE 15 OF 1986)

2.1 NAME

The name of the township shall be **Derdepoort Extension 5.**

2.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan 3111/2015.

2.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, but:

A. Excluding the following conditions which do not affect the township due to geographic location:

- 1) A. Die voormalige Resterende Gedeelte van gedeelte 3 van die plaas DERDEPOORT 326 - J.R., Transvaal, aangedui deur die figuur C D E F G op die aangehegte Kaart L G Nr A 7330/79 is spesiaal onderhewig aan die volgende voorwaardes:

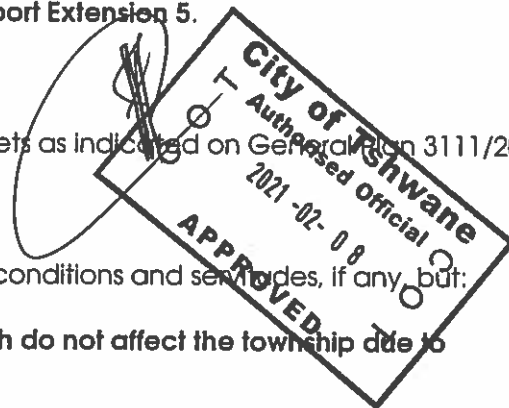
i.(i) Die resterende gedeelte van die Noord-Oostelike gedeelte van die gemelde plaas groot as sodanig 479,5264 hektaar 'n gedeelte waarvan hieronder gehou) is onderworpe aan 'n reg-van-weg ten gunste van gedeelte 83 gehou onder Akte van Transport No 3572/1943 en geregtig tot 'n reg-van-weg oor gedeelte 83.

(ii) Die resterende gedeelte van gemelde Noord-Oostelike gedeelte van die gemelde plaas groot as sodanig 466,0186 hektaar ('n gedeelte waarvan hieronder gehou) is onderworpe aan 'n reg-van-weg ten gunste van gedeelte 73 gehou onder Akte van Transport No 3573/1943 en geregtig tot 'n reg-van-weg oor gedeelte 73.

(iii) Die resterende gedeelte van gemelde Noord-Oostelike gedeelte groot as sodanig 457,3120 hektaar 'n gedeelte waarvan hieronder gehou) is onderworpe aan 'n reg-van-weg ten gunste van gedeelte 75 gehou onder Akte van Transport Nr 8187/1943 en geregtig tot 'n reg-van-weg oor gedeelte 75.

(iv) Die resterende gedeelte van gemelde Noord-Oostelike gedeelte groot as sodanig 448, 7466 hektaar 'n gedeelte waarvan hieronder gehou) is onderworpe aan 'n reg-van-weg ten gunste van gedeelte 84 gehou onder Akte van Transport Nr 8188/1943 en geregtig tot 'n reg-van-weg oor gedeelte 84.

(v) Die resterende gedeelte van gemelde Noord-Oostelike gedeelte groot as sodanig 440,1813 hektaar 'n gedeelte waarvan hieronder gehou) is onderworpe aan 'n reg-van-weg ten gunste van Gedeelte 76 gehou onder Akte van Transport Nr 8189/1943 en geregtig tot 'n reg-van-weg oor Gedeelte 76.



- (vi) Die resterende gedeelte van gemelde Noord-Oostelike gedeelte groot as sodanig 428,5504 hektaar 'n gedeelte waarvan hieronder gehou) is onderworpe aan 'n reg-van-weg ten gunste van gedeelte 74 gehou onder Akte van Transport Nr 1129/1943 en geregtig tot 'n reg-van-weg oor gedeelte 74.
- (vii) Die resterende gedeelte van gemelde Noord-Oostelike gedeelte groot as sodanig 403,6357 hektaar 'n gedeelte waarvan hieronder gehou) is onderworpe aan 'n reg-van-weg ten gunste van gedeelte 86 gehou onder Akte van Transport Nr 22754/1944 en geregtig tot 'n reg-van-weg oor gedeelte 86.
- (viii) Die resterende gedeelte van gemelde Noord-Oostelike gedeelte groot as sodanig 395,0704 hektaar 'n gedeelte waarvan hieronder gehou) is onderworpe aan 'n reg-van-weg ten gunste van gedeelte 81 gehou onder Akte van Transport Nr 26448/1944 en geregtig tot 'n reg-van-weg oor gedeelte 81.
- (ix) Die resterende gedeelte van gemelde Noord-Oostelike gedeelte groot as sodanig 386,5040 hektaar ('n gedeelte waarvan hieronder gehou) is onderworpe aan 'n reg-van-weg ten gunste van gedeelte 85 gehou onder Akte van Transport No 26449/1944 en geregtig tot 'n reg-van-weg oor gedeelte 85.
- (x) Die resterende gedeelte van gemelde Noord-Oostelike gedeelte groot as sodanig 377,9497 hektaar 'n gedeelte waarvan hieronder gehou) is onderworpe aan 'n reg-van-weg ten gunste van gedeelte 79 gehou onder Akte van Transport No 338831/1944 en geregtig tot 'n reg-van-weg oor gedeelte 79.
- (xi) Die resterende gedeelte van gemelde Noord-Oostelike gedeelte groot as sodanig 369,3744 hektaar 'n gedeelte waarvan hieronder gehou) is onderworpe aan 'n reg-van-weg ten gunste van gedeelte 82 gehou onder Akte van Transport No 33884/1944 en geregtig tot 'n reg-van-weg oor gedeelte 82.
- (xii) Die resterende gedeelte van gemelde Noord-Oostelike gedeelte groot as sodanig 360,8091 hektaar 'n gedeelte waarvan hieronder gehou) is onderworpe aan 'n reg-van-weg ten gunste van gedeelte 78 gehou onder Akte van Transport No 33885/1944 en geregtig tot 'n reg-van-weg oor gedeelte 78.
- (xiii) Die resterende gedeelte van gemelde Noord-Oostelike gedeelte groot as sodanig 352,2438 hektaar 'n gedeelte waarvan hieronder gehou) is onderworpe aan 'n reg-van-weg ten gunste van gedeelte 77 gehou onder Akte van Transport No 14369/1945 en geregtig tot 'n reg-van-weg oor gedeelte 77.
- (xiv) Die resterende gedeelte van gemelde Noord-Oostelike gedeelte groot as sodanig 343,6784 hektaar ('n gedeelte waarvan hieronder gehou) is onderworpe aan 'n reg-van-weg ten gunste van gedeelte 80 gehou onder Akte van Transport No 18238/1945 en geregtig tot 'n reg-van-weg oor gedeelte 80.



B: Excluding the following entitlements/rights which will not be passed to the erven in the township:

1) A. II. A. Die voormalige resterende gedeelte van die Noord-Oostelike Gedeelte van die plaas hierin vermeld, groot as sodanig 415,7024 hektaar ('n gedeelte waarvan hieronder gehou) is geregtig om die volgende voorwaardes teen die eienaar van Gedeelte 64 van die plaas, getranspoteer kragtens Akte van Transport No 175461/1943, af te dwing, naamlik:

- (i) Geen varkboerdery sal op die gesegde eiendom gedryf word nie.
- (ii) Geen sak- sink- of minderwaardige tipe woning sal op die gesegde eiendom opgerig word nie. Die woonhuis en nodige buitegeboue wat op die gesegde eiendom opgerig word, moet 'n waarde van minstens R1200,00 (EENDUISEND TWEEHONDERD RAND) of meer hê.

2) A.II.B. Die voormalige resterende gedeelte van die Noord-Oostelike Gedeelte van die voormelde plaas, groot as sodanig 335,1131 hektaar ('n gedeelte waarvan hieronder gehou) is geregtig om die volgende voorwaardes teen die eienaar van Gedeelte 133 van die gesegde plaas, getranspoteer kragtens Akte van Transport No 2386/1946, af te dwing naamlik:

- (i) "The transferee shall not be entitled to make bricks on this property, other than for her own use (that is, bricks shall not be made for the purpose of sale).
- (ii) No canvas, iron or other inferior type of dwelling or house shall be erected on the property, and the dwelling house and outbuildings built on the property shall have a value of at least R1200.00 (ONE THOUSAND TWO HUNDRED RAND) when completed.
- (iii) No piggeries shall be undertaken or maintained on this property.
- (iv) The owner of the property hereunder held shall not permit any squatters as defined in section 49 of the Native Land and Trust Act, Act No 18/1936 on this property."

3) A.II.C. Die voormalige resterende gedeelte van die Noord-Oostelike gedeelte van die voormelde plaas, groot as sodanige 326,5478 hektaar, ('n gedeelte waarvan hieronder gehou) is geregtig om die volgende voorwaardes teen die eienaar van gedeelte 134 van die gesegde plaas, getranspoteer kragtens Akte van Transport No 2587/1946, af te dwing, naamlik:

- (i) Die Transportnemer sal nie geregtig wees om enige bakstene op hierdie eiendom vir verkoping te maak nie, behalwe bakstene wat hy vir sy eie gebruik op hierdie eiendom nodig het.
- (ii) Geen sell, -yster- of ander minderwaardige tipe woonhuis sal op hierdie eiendom opgerig word nie. Enige woonhuis en daaraan behorende buitegeboue wat op hierdie eiendom gebou word, sal van 'n waarde van ten minste R1200.00 (EENDUISEND TWEEHONDERD RAND) wees, wanneer voltooi.

- (iii) Geen varkboerdery sal op hierdie eiendom onderneem of gedryf word nie.
- (iv) Die Transportnemer sal geen plakkers, soos omskryf in Art 49 van die Wet No 18/1936 op hierdie eiendom toelaat nie.
- 4) A.II.D. Die voormalige resterende gedeelte van die Noord-Oostelike gedeelte van die voormelde plaas, groot as sodanige 317,9825 hektaar ('n gedeelte waarvan hieronder gehou) is geregtig om die voorwaardes genoem in Klousule C(i) tot C(iv) hierbo teen die eienaar van Gedeelte 128 van die genoemde plaas, getranspoteer kragtens Akte van Transport No 2588/1946, af te dwing.
- 5) A.II.E. Die voormalige resterende gedeelte van die Noord-Oostelike gedeelte van die voormelde plaas, groot as sodanige 309,4172 hektaar ('n gedeelte waarvan hieronder gehou) is geregtig om die voorwaardes genoem in Klousule C(i) tot C(iv) hierbo teen die eienaar van Gedeelte 150 van die genoemde plaas, getranspoteer kragtens Akte van Transport No 2590/1946, af te dwing.
- 6) A.II.F. Die voormalige resterende gedeelte van die Noord-Oostelike gedeelte van die voormelde plaas, groot as sodanig 300,8518 hektaar ('n gedeelte waarvan hieronder gehou) is geregtig om die voorwaardes genoem in Klousule C(i) tot C(iv) hierbo teen die eienaar van Gedeelte 129 van die genoemde plaas, getranspoteer kragtens Akte van Transport No 259/1946, af te dwing.
- 7) A.II.G. Die voormalige resterende gedeelte van die Noord-Oostelike gedeelte van die voormelde plaas, groot as sodanige 289,7169 hektaar ('n gedeelte waarvan hieronder gehou) is geregtig om die voorwaardes genoem in Klousule C(i) tot C(iv) hierbo teen die eienaar van Gedeelte 144 van die genoemde plaas, getranspoteer kragtens Akte van Transport No 10666/1946, af te dwing.
- 8) A.II.H. Die voormalige resterende gedeelte van die Noord-Oostelike gedeelte van die voormelde plaas, groot as sodanige 281,1516 hektaar ('n gedeelte waarvan hieronder gehou) is geregtig om die volgende voorwaardes teen die eienaar van Gedeelte 137, getranspoteer kragtens Akte van Transport No 22971/1946, af te dwing, naamlik:
- (i) The transferee shall not be entitled to make any bricks, for the purpose of sale of the property hereunder held, except bricks for her own use on the property hereunder held.
- (ii) No canvas, iron or other inferior type of dwelling may be erected on the property hereunder held. No dwelling and outbuildings which may be erected on this property shall be of the value of less than R1200.00 (ONE THOUSAND TWO HUNDRED RAND) when completed.
- (iii) No piggeries shall be carried on or undertaken on the said property.
- (iv) The transferee shall not allow any squatters as defined in Section 49 of Act No 18 of 1936 on this property.
- 9) A.II.I. Die voormalige resterende gedeelte van die Noord-Oostelike gedeelte van die voormelde plaas, groot as sodanig 271,5042 hektaar, ('n gedeelte

waarvan hieronder gehou) is geregtig om daardie voorwaardes genoem in Klousule H(i) tot H(iv) hierbo teen die eienaar van Gedeelte 136 van die genoemde plaas, getranspoteer kragtens Akte van Transport No 22971/1946, af te dwing.

- 10) A.II.J. Die voormalige resterende gedeelte van die Noord-Oostelike gedeelte van die voormelde plaas, groot as sodanig 262,9389 hektaar, ('n gedeelte waarvan hieronder gehou) is geregtig om daardie voorwaardes genoem in Klousule H(i) tot H(iv) hierbo teen die eienaar van Gedeelte 126 van die genoemde plaas, getranspoteer kragtens Akte van Transport No 29314/1946, af te dwing.
- 11) A.II.K. Die voormalige resterende gedeelte van die Noord-Oostelike gedeelte van die voormelde plaas, groot as sodanig 253,7910 hektaar, ('n gedeelte waarvan hieronder gehou) is geregtig om daardie voorwaardes genoem in Klousule H(i) tot H(iv) hierbo teen die eienaar van Gedeelte 150 van die genoemde plaas, getranspoteer kragtens Akte van Transport No 34459/1946, af te dwing.
- 12) A.II.L. Die voormalige resterende gedeelte van die Noord-Oostelike gedeelte van die voormelde plaas, groot as sodanig 245,2257 hektaar, ('n gedeelte waarvan hieronder gehou) is geregtig om daardie voorwaardes genoem in Klousule C(i) tot C(iv) hierbo teen die eienaar van Gedeelte 125 van die genoemde plaas getranspoteer kragtens Akte van Transport No 22191/1947, af te dwing.
- 13) A.II.M. Die voormalige resterende gedeelte van die Noord-Oostelike gedeelte van die voormelde plaas, groot as sodanig 236,6603 hektaar, ('n gedeelte waarvan hieronder gehou) is geregtig om daardie voorwaardes genoem in Klousule C(i) tot C(iv) hierbo teen die eienaar van Gedeelte 142 van die genoemde plaas, getranspoteer kragtens Akte van Transport No 22192/1947, af te dwing.
- 14) A.II.N. Die voormalige resterende gedeelte van die Noord-Oostelike gedeelte van die voormelde plaas, groot as sodanig 227,6739 hektaar, ('n gedeelte waarvan hieronder gehou) is geregtig om daardie voorwaardes genoem in Klousule C(i) tot C(iv) hierbo teen die eienaar van Gedeelte 148 van die genoemde plaas, getranspoteer kragtens Akte van Transport No 35674/1947, af te dwing.
- 15) A.II.O. Die voormalige resterende gedeelte van die Noord-Oostelike gedeelte van die voormelde plaas, groot as sodanig 217,2345 hektaar, ('n gedeelte waarvan hieronder gehou) is geregtig om daardie voorwaardes genoem in Klousule C(i) tot C(iv) hierbo teen die eienaar van Gedeelte 141 van die genoemde plaas, getranspoteer kragtens Akte van Transport No 5748/1948, af te dwing asook die volgende voorwaarde, naamlik:

(v) Die Transportnemer of sy opvolgers in titel sal nie geregtig wees om enige sandputte op hierdie eiendom te maak nie, dit wil sê hy mag nie sand grawe vir doeleindes van verkoping nie, maar hy sal toegelaat word om sand wat hy op hierdie eiendom grawe, te gebruik vir boudoeleindes op hierdie eiendom.

- 16) A.II.P. Die voormalige resterende gedeelte van die Noord-Oostelike gedeelte van die genoemde plaas groot as sodanig 208,6692 hektaar, ('n gedeelte waarvan hieronder gehou) is geregtig om die voorwaardes vermeld in

Klousule C(i) tot C(iv) en O(v) hierbo teen die elenaar van Gedeelte 130 van die genoemde plaas, getranspoteer kragtens Akte van Transport No 14877/1984, af te dwing.

- 17) A.II.Q. Die voormalige resterende gedeelte van die Noord-Oostelike gedeelte van die genoemde plaas groot as sodanige 198,9233 hektaar, ('n gedeelte waarvan hieronder gehou) is geregtig om die voorwaardes vermeld in Klousule C(i) tot C(iv) en O(v) hierbo teen die elenaar van Gedeelte 119 van die genoemde plaas, getranspoteer kragtens Akte van Transport No 28033/1948, af te dwing.
- 18) A.II.R. Die voormalige resterende gedeelte van die Noord-Oostelike gedeelte van die genoemde plaas groot as sodanige 190,3580 hektaar, ('n gedeelte waarvan hieronder gehou) is geregtig om die voorwaardes vermeld in Klousule C(i) tot C(iv) en O(v) hierbo teen die elenaar van Gedeelte 122 van die genoemde plaas, getranspoteer kragtens Akte van Transport No 12518/1949, af te dwing.
- 19) A.II.S. Die voormalige resterende gedeelte van die Noord-Oostelike gedeelte van die genoemde plaas groot as sodanige 140,7065 hektaar, ('n gedeelte waarvan hieronder gehou) is geregtig om die voorwaardes vermeld in Klousule C(i) tot C(iv) en O(v) hierbo teen die elenaars van Gedeelte 186 en 189 en die voorwaardes vermeld in Klousules C(i) en C(iv) teen die elenaar van Gedeelte 190 en 191 van die genoemde plaas, getranspoteer kragtens Akte van Transport No. 22991/1949, af te dwing.
- 20) A.II.T. Die voormalige resterende gedeelte van die Noord-Oostelike gedeelte van die genoemde plaas groot as sodanige 132,1412 hektaar, ('n gedeelte waarvan hieronder gehou) is geregtig om die voorwaardes vermeld in Klousule C(i) tot C(iv) en O(v) hierbo teen die elenaar van Gedeelte 132 van die genoemde plaas, getranspoteer kragtens Akte van Transport No 4003/1950, af te dwing.
- 21) A.II.U. Die voormalige resterende gedeelte van die Noord-Oostelike gedeelte van die genoemde plaas groot as sodanige 123,5759 hektaar, ('n gedeelte waarvan hieronder gehou) is geregtig om die voorwaardes vermeld in Klousule C(i) tot C(iv) en O(v) hierbo teen die elenaar van Gedeelte 135 van die genoemde plaas, getranspoteer kragtens Akte van Transport No 17025/1950, af te dwing.
- 22) A.II.V. Die voormalige resterende gedeelte van die Noord-Oostelike gedeelte van die genoemde plaas groot as sodanige 109,8714 hektaar, ('n gedeelte waarvan hieronder gehou) is geregtig om die voorwaardes vermeld in Klousule C(i) tot C(iv) en O(v) hierbo teen die elenaar van Gedeeltes 200 en 201 van die genoemde plaas, albei getranspoteer kragtens Akte van Transport No 19928/1950, af te dwing.
- 23) A.II.W. Die voormalige resterende gedeelte van die Noord-Oostelike gedeelte van die genoemde plaas groot as sodanige 101,3069 hektaar, ('n gedeelte waarvan hieronder gehou) is geregtig om die voorwaardes vermeld in Klousule C(i) tot C(iv) en O(v) hierbo teen die elenaar van Gedeelte 124 van die genoemde plaas, getranspoteer kragtens Akte van Transport No 12341/1951, af te dwing.
- 24) A.II.X. Die voormalige resterende gedeelte van die Noord-Oostelike gedeelte van die genoemde plaas groot as sodanige 94,3826 hektaar, ('n gedeelte

waarvan hieronder gehou) is geregtig om die voorwaardes vermeld in Klousule C(i) tot C(iv) en O(v) hierbo teen die eienaar van Gedeelte 202 van die genoemde plaas, getranspoteer kragtens Akte van Transport No 18431/1951, af te dwing.

- 25) A.II.Y. Die voormalige resterende gedeelte van die Noord-Oostelike gedeelte van die genoemde plaas groot as sodanige 85,8173 hektaar, ('n gedeelte waarvan hieronder gehou) is geregtig om die voorwaardes vermeld in Klousule C(i) tot C(iv) en O(v) hierbo teen die eienaar van Gedeelte 145 van die genoemde plaas, getranspoteer kragtens Akte van Transport No 8369/1952, af te dwing.
- 26) A.II.Z. Die voormalige resterende gedeelte van die Noord-Oostelike gedeelte van die genoemde plaas groot as sodanige 77,2520 hektaar, ('n gedeelte waarvan hieronder gehou) is geregtig om die voorwaardes vermeld in Klousule C(i) tot C(iv) en O(v) hierbo teen die eienaar van Gedeelte 147 van die genoemde plaas, getranspoteer kragtens Akte van Transport No 884/1953, af te dwing.
- 27) A.II.AA. Die voormalige resterende gedeelte van die Noord-Oostelike gedeelte van die genoemde plaas groot as sodanige 67,1524 hektaar, ('n gedeelte waarvan hieronder gehou) is geregtig om die voorwaardes vermeld in Klousule C(i) tot C(iv) en O(v) hierbo teen die eienaar van Gedeelte 146 van die genoemde plaas, getranspoteer kragtens Akte van Transport No 20764/1953, af te dwing.
- 28) A.II.BB. Die voormalige resterende gedeelte van die Noord-Oostelike gedeelte van die genoemde plaas groot as sodanige 58,5871 hektaar, ('n gedeelte waarvan hieronder gehou) is geregtig om die voorwaardes vermeld in Klousule C(i) tot C(iv) en O(v) hierbo teen die eienaar van Gedeelte 121 van die genoemde plaas, getranspoteer kragtens Akte van Transport No 6583/1954, af te dwing.
- 29) A.II.CC. Die voormalige resterende gedeelte van die Noord-Oostelike gedeelte van die genoemde plaas groot as sodanige 50,0218 hektaar, ('n gedeelte waarvan hieronder gehou) is geregtig om die voorwaardes vermeld in Klousule C(i) tot C(iv) en O(v) hierbo teen die eienaar van Gedeelte 143 van die genoemde plaas, getranspoteer kragtens Akte van Transport No 6584/1954, af te dwing.

C: Excluding the following conditions which have been waived by the Controlling Authority and shall not be carried forward into the title deeds of the land in the township:

1) A.III.(a) BEHAL WE met die skriftelike toestemming van die owerende Gesag:

- (i) MAG die grond nie onderverdeel word nie;
- (ii) MAG die grond alleenlik vir woon- en landboudoeleindes gebruik word. Die aantal geboue op die grond of op enige behoorlike goedgekeurde onderverdeling daarvan, sal nie meer as een woonhuis tesame met sodanige buitegeboue as wat normaalweg vir gebruik in verband daarmee en sodanige verdere geboue en strukture as wat vir boerderydoeleindes nodig mag word, wees nie;

- (iii) MAG geen winkel of plek vir besigheid of nywerheid hoegenaamd op die grond geopen of gedryf word nie;
- (iv) MAG geen gebou of enige struktuur hoegenaamd binne 'n afstand van 91,44 meter van die middellyn van 'n publieke pad of opgerig word nie;
- (b) INGEVAL die grond as 'n Nedersetting of dorpsgebied uitgelê word of by 'n bestaande dorpsgebied ingelyf word of met ander grond gekonsolideer word sal die voorwaardes vermeld in Klousules III/(a)(i) tot III(a)(iv) hierbo met die skriftelike toestemming van die Beherende Gesag verval.
- 2) B(D) Behalwe met die skriftelike toestemming van die Administrateur as Beherende Gesag soos omskryf in die Wet op Adverteer Langs en Toebou van Paale, 1940, (Wet 21 van 1940) mag:
 - (a)(i) die grond slegs vir woon- en landbou-doe/eindes gebruik word;
 - (ii) op die grond of op enige behoorlike goedgekeurde onderverdeling daarvan, nie meer geboue wees as een woonhuis tesame met die buitegeboue wat gewoonweg vir gebruik in verband daarmee nodig is en sulke geboue en bouwerke as wat vir landbou-doeleindes nodig mag wees nie;
 - (b) geen winkel of besigheid of nywerheid van watter aard ook al op die grond geopen of gedryf word nie; en
 - (c) geen gebou of bouwerk van watter aard ook al binne 'n afstand van 95 meter vanaf die middellyn van enige publieke pad opgerig word nie.

D. Including the following condition which does affect the erven in the township:

- 1) B. Die voormalige gedeelte 289 ('n gedeelte van Gedeelte (182) van die plaas DERDEPOORT 326 JR, Transvaal aangedui deur die figuur A B G H op die aangehegte Kaart LG Nr A7330/79 is geregtig tot en onderhewig aan die volgende voorwaardes:

(A)(a) Die eienaar van die voormalige Resterende Gedeelte van Gedeelte 1 van genoemde plaas groot as sodanig 347,2110 hektaar 'n gedeelte waarvan hieronder gehou) en van Gedeelte 56 van Gedeelte 1 van gesegde plaas, soos getranspoteer onder Akte van Verdelingstransport Nr 5952/1941 gedateer 21 April 1949, sal geregtig wees tot drie-vierde van die water uit die algemene watervoor wat kom uit die HARTEBEESTSPRUIT en loop oor gesegde Gedeelte 56 en gesegde voormalige Resterende Gedeelte van die gesegde plaas, groot 176,3514 hektaar; soos getranspoteer onder Akte van Transport Nr 7286/1910. Die voormelde regte van water sal deur die respektiewe eienare by beurte gereël word.

(b) Die bestaande pad wat loop oor die voormalige Resterende gedeelte van Gedeelte 1 van genoemde plaas groot as sodanige 347,2110 hektaar, ('n gedeelte waarvan hieronder gehou word) Gedeelte 56 van Gedeelte 1 van gemelde plaas en Gedeelte van gemelde plaas groot 176,3514 hektaar, sal bly soos voorheen.

(c) Die eienare van die oorspronklike Resterende Gedeelte van Gedeelte 1 van gesegde plaas, groot as sodanig 527,8550 Hektaar, ('n gedeelte waarvan hieronder gehou word) sal nie reg hê nie op die fontein wat lê naby die spruit wat loop deur KOEDOESPOORT nog tot die water in die spruit.

(d) Die eienare van die genoemde oorspronklike Resterende Gedeelte van Gedeelte 1 van gesegde plaas, groot as sodanige 527,8550 Hektaar, ('n gedeelte waarvan hieronder gehou word) sal nie die reg hê om op die dam en watervoor deur JJ DREYER uit die rivier geneem op die westelike kant van die rivier, dog sal die water wat loop in die nag teruggekeer moet word in die rivier bokant die dam, waaruit die gesamentlike watervoor uitgehaal is en is die gesegde voormalige Resterende Gedeelte van Gedeelte 1 van genoemde plaas, groot as sodanig 347,2110 Hektaar, ('n gedeelte waarvan hieronder gehou word) en die voormelde Gedeelte tesame 56 van Gedeelte 1 van gesegde plaas spesiaal geregtig tesame met die eienaar van voormelde gedeelte groot 176,3514 hektaar tot die water vir drie weke dag en nag te gebruik uit elke vier weke.

(e) Die eienare van die gemelde voormalige Resterende Gedeelte van Gedeelte van gesegde plaas, groot as sodanig 347,2110 Hektaar ('n gedeelte waarvan hieronder gehou word) en van voormelde gedeelte 56 van Gedeelte 1 van gesegde plaas, tesame met die eienaar van gesegde gedeelte groot 176,2514 hektaar, sal 2/3de van die koste vir reparasie van die dam en watervoor moet dra.

(f) Die gesegde voormalige Resterende Gedeelte van Gedeelte 1 van gesegde plaas, groot as sodanig 347,2110 Hektaar ('n gedeelte waarvan hieronder gehou word) en die gesegde Gedeelte 56 van Gedeelte 1 van gesegde plaas, is onderworpe aan en geregtig tot die terme van 'n Orde van die Waterhof (distrik Nr 21) gedateer 30 Maart 1933 en geregistreer onder No 471/1933-S afskrif waarvan geheg is aan Aktes Verdelingstransporte Nos 5953/1940 en 5954/1941, gedateer 21 April 1941.

(g) Die eienare van gesegde voormalige Resterende Gedeelte van Gedeelte 1 van gesegde plaas, groot as sodanig 347,2110 hektaar ('n gedeelte waarvan hieronder gehou word) is geregtig tot 'n reg van suiping op die voormelde gedeelte 56 van Gedeelte 1 van gesegde plaas, aan die westekant van die HARTEBEESTSPRUIT by die ou drif.

- 2) B(B) Die eiendom hieronder gehou is geregtig tot 'n reg van suiping 9,45 meter wyd, oor Gedeelte 181 van genoemde plaas (synde gedeelte van Gedeelte 1) groot 25,7920 hektaar, getranspoteer kragtens Akte van Verdelingstransport Nr 25323/1949, langs die grens gemerk A'AB soos aangetoon op Kaart LG Nr A147/49 geheg aan Akte van Verdelingstransport Nr 245322/1949.
- 3) B(C) Kragtens Notariële Akte Nr 241/1952-S gedateer 8 Februarie 1952, is die eiendom hieronder gehou onderhewig aan 'n serwituut van reg van weg langs 'n roete soos later ooreengekom te word, ten gunste van die eienare van Gedeeltes 186 en 187 van die plaas DERDEPOORT 326, Registrasie Afdeling J.R. Transvaal, gehou kragtens Akte van Transport Nrs 22991/1949 en 25558/1950 respektiewelik soos meer volledig sal blyk uit gemelde Notariële Akte.

2.4 COMPLIANCE WITH CONDITIONS IMPOSED BY THE GAUTENG DEPARTMENT OF ROADS AND TRANSPORT

The township owner shall at his own expense comply with all the conditions imposed by the Gauteng Department of Roads and Transport when consent was granted for the development.

2.5 ACCESS

No ingress to and egress from the erven in the township from Sefako Makgato Drive (K14) and Kameeldrift Road shall be allowed.

2.6 RECEIVING AND DISPOSAL OF STORMWATER

The township owner shall arrange the stormwater drainage of the township in such a way as to fit in with that of Sefako Makgato Drive (K14) and he shall receive and dispose of the storm water running off or being diverted from the road.

The stormwater plan for this township must be integrated with the greater stormwater master plan for the total relevant catchment area, including adjoining areas.

The low points in roads and the accumulation of stormwater in crescents, cul-de-sac's and lower lying erven must be drained to the satisfaction of the Municipality

2.7 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at his own expense erect a fence or other physical barrier to the satisfaction of the Gauteng Department of Roads and Transport, as and when required by him to do so, and the township owner shall maintain such fence or physical barrier in a good state of repair until such time as the erven in the township are transferred to ensuing landowners, after which the responsibility for the maintenance of such fence or physical barrier rests with the latter.

2.8 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

Should it become necessary to move or replace any existing municipal services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

2.9 DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the City of Tshwane Metropolitan Municipality to do so, the township owner shall at his own expense cause to be demolished to the satisfaction of the Municipality all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or dilapidated structures .

2.10 REMOVAL OF LITTER

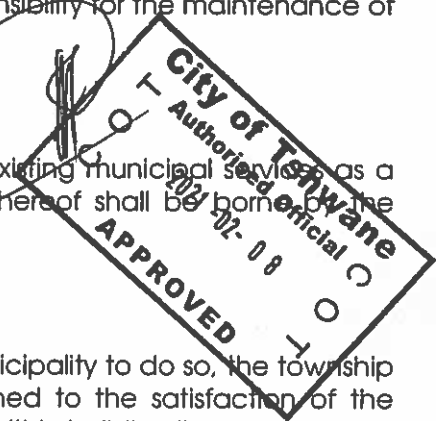
The township owner shall at his own expense have all litter within the township area removed to the satisfaction of the City of Tshwane Metropolitan Municipality, when required to do so by the Municipality .

2.11 REMOVAL AND/OR REPLACEMENT OF ESKOM POWER LINES

Should it become necessary to remove and/or replace any existing power lines of Eskom as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

2.12 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

Should it become necessary to remove and/or replace any existing TELKOM services as a result of the establishment of the township, the cost thereof shall be borne by the township owner .



2.13 COMPLIANCE WITH CONDITIONS IMPOSED BY GDARD

The township owner shall at his own expense comply with all the conditions imposed by the Gauteng Department of Agriculture and Rural Development, including if applicable those by which exemption has been granted from compliance with Regulations No 1182 and 1183 promulgated in terms of Sections 21, 22 and 26 of the Environmental Conservation Act, 1989 (Act 73 of 1989) or the National Environmental Management Act, 1998 (Act 107 of 1998) and Regulations thereto, as the case may be, for the development of this township.

3. CONDITIONS OF TITLE

3.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED, LAID DOWN BY THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

3.1.1 ALL ERVEN:

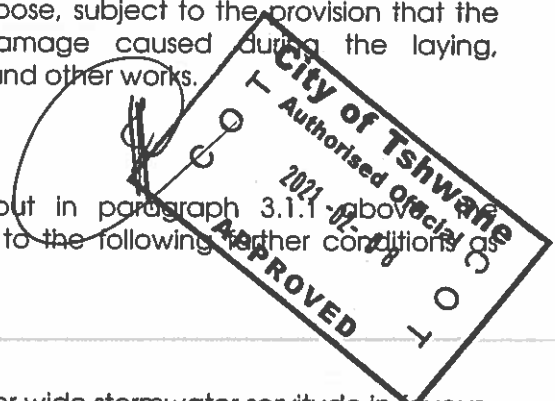
- (a) The erf shall be subject to a servitude, 3 m wide, for municipal services (water, sewer, electricity and stormwater) (hereinafter referred to as "the services"), in favour of the Municipality, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 3 m wide, over the entrance portion of the erf, if and when required by the Municipality; Provided that the Municipality may waive any such servitude.
- (b) No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2 m thereof.
- (c) The Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards necessary, and furthermore the Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

3.1.2 ERVEN SUBJECT TO SPECIAL CONDITIONS

In addition to the relevant conditions set out in paragraph 3.1.1 above, the undermentioned erven shall be made subject to the following further conditions as indicated:

3.1.2.1 ERVEN 417 AND 419

- (a) The erf shall be subject to a 2 meter wide stormwater servitude in favour of the Municipality, as indicated on the General Plan.
- (b) The erf shall be subject to a 3 meter wide stormwater servitude in favour of the Municipality, as indicated on the General Plan.
- (c) No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2 m therefrom.



- (d) The Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards essential, and furthermore the City of Tshwane Metropolitan Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the City of Tshwane Metropolitan Municipality shall make good any damage caused during the laying, maintenance or removal of such main sewer pipelines and other works.

3.1.2.2 ERF 422

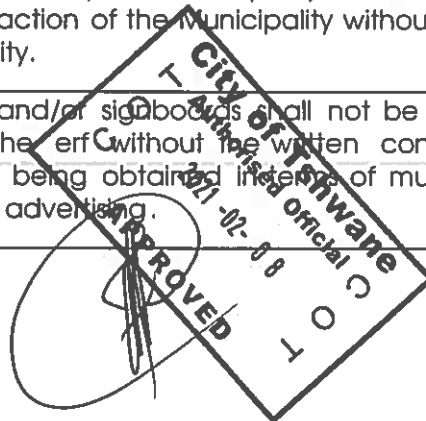
- (a) The erf shall be subject to a servitude for a turning circle in favour of the Municipality as indicated on the General Plan.
- (b) The servitude area upon which motor vehicles are allowed to move or park, shall be provided with a permanent dust-free surface, which surface shall be paved and maintained to the satisfaction of the Municipality.
- (c) The erf may not be transferred or developed without the consent of the City of Tshwane Metropolitan Municipality, save for circumstances where the owner provides acceptable proof to the satisfaction of the municipality that permanent and unencumbered access to the erf is available, upon receipt of which the municipality may waive this condition.

4. CONDITIONS WHICH, IN ADDITION TO THE EXISTING PROVISIONS OF THE RULING TOWN-PLANNING SCHEME, HAVE TO BE INCORPORATED IN THE TSHWANE TOWN PLANNING SCHEME, 2008 (AMENDED 2014) IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986

4.1 ERVEN 416, 417, 418 AND 419

1	Use Zone	28:"Special"
2	Uses permitted	Hospital, medical and dental consulting rooms, offices and ancillary uses to the primary uses on the erf
3	Uses with consent	Any other uses
4	Uses not permitted	None
5	Definitions	Clause 5
6	Density	-
7	Coverage	According to an approved Site Development Plan
8	Height	5 storeys
9	Floor Area Ratio	0,8: Provided that the following gross floor areas may not be exceeded on the total combined area of the erven: (1) Hospital: 17,000m ² and not more than 200 beds. (2) Medical and Dental Consulting Rooms: 3,500m ² (3) Offices: 3,000m ²

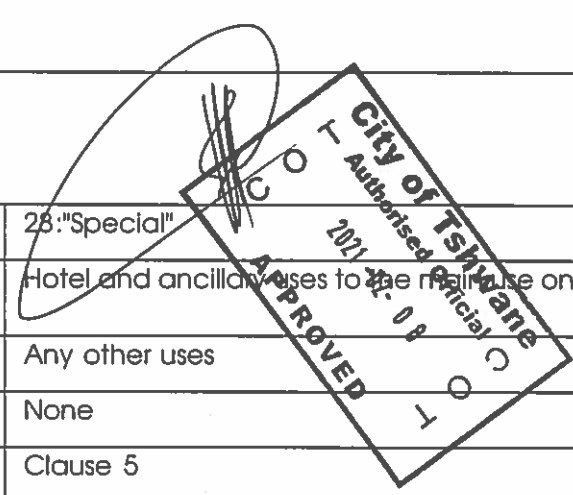
10	Site Development Plan and landscape development plan	(1) A site development plan and a landscape development plan, unless otherwise determined by the City of Tshwane Metropolitan Municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality for approval prior to the submission of building plans. (2) The landscaping, in terms of the landscape development plan, shall be completed by completion of the development or any phase thereof. The continued maintenance of the landscape development shall be to the satisfaction of the Municipality.
11	Building lines	According to an approved Site Development Plan
12	Parking requirements	Table G
13	Paving of traffic areas	All parts of the erf upon which motor vehicles are allowed to move or park, shall be provided with a permanent dust-free surface, which surface shall be paved, drained and maintained to the satisfaction of the municipality.
14	Access to the erf	(1) In accordance with an approved Site Development Plan. (2) Provided that no ingress to and egress from the erven in the township from Sefako Makgato Drive (K14) and Kameeldrift Road shall be allowed.
15	Loading and off-loading facilities	Loading facilities shall be provided on the erf to the satisfaction of the Municipality and all loading and unloading shall take place on the erf.
16	Turning facilities	In accordance with the Site Development plan.
17	Physical barriers	Physical barrier/s shall be erected and maintained on the street boundary/ies of the erf (approved entrances and exits excluded) as and when required to the satisfaction of the Municipality.
18	Health measures	Any requirements for air pollution-, noise abatement- or health measures set by the Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality.
19	Outdoor advertising	Advertisements and/or signboards shall not be erected or displayed on the erf without the written consent of the Municipality first being obtained in terms of municipal by-laws for outdoor advertising.



20. General:

- (1) In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Tshwane Town-planning Scheme, 2008 (Revised 2014).
- (2) The development must plant one (1) 50 litre (indigenous to the local area) tree for every two uncovered parking spaces provided on site.
- (3) An engineer must be appointed before approval of building plans, who must design, specify and supervise structural measure for the foundations of all structures, according to the soil classification for each zone as described in the geological report. On completion of the structures, he/she must certify that all his/her specifications have been met.

4.2 ERF 420



1	Use Zone	28: "Special"
2	Uses permitted	Hotel and ancillary uses to the main use on the erf
3	Uses with consent	Any other uses
4	Uses not permitted	None
5	Definitions	Clause 5
6	Density	N/A
7	Coverage	According to an approved Site Development Plan
8	Height	5 storeys
9	Floor Area Ratio	1,0: Provided that the gross floor areas may not exceed 7403m ² and the number of beds not 150.
10	Site Development Plan and Landscape Development Plan	(1) A site development plan and a landscape development plan, unless otherwise determined by the City of Tshwane Metropolitan Municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality for approval prior to the submission of building plans. (2) The landscaping, in terms of the landscape development plan, shall be completed by completion of the development or any phase thereof. The continued maintenance of the landscape development shall be to the satisfaction of the Municipality.
11	Building lines	According to an approved Site Development Plan
12	Parking requirements	Table G

13	Paving of traffic areas	All parts of the erf upon which motor vehicles are allowed to move or park, shall be provided with a permanent dust-free surface, which surface shall be paved, drained and maintained to the satisfaction of the municipality.
14	Access to the erf	(1) In accordance with an approved Site Development Plan. (2) Provided that no ingress to and egress from the erven in the township from Sefako Makgato Drive (K14) and Kameeldrift Road shall be allowed.
15	Loading and off-loading facilities	Loading facilities shall be provided on the erf to the satisfaction of the Municipality and all loading and unloading shall take place on the erf.
16	Turning facilities	In accordance with the Site Development plan.
17	Physical barriers	Physical barrier/s shall be erected and maintained on the street boundary/ies of the erf (approved entrances and exits excluded) as and when required to the satisfaction of the Municipality.
18	Health measures	Any requirements for air pollution-, noise abatement- or health measures set by the Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality.
19	Outdoor advertising	Advertisements and/or signboards shall not be erected or displayed on the erf without the written consent of the Municipality first being obtained in terms of municipal by-laws for outdoor advertising.
20.	General: (1) In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Tshwane Town-planning Scheme, 2008 (Revised 2014). (2) The development must plant one (1) 50 litre (indigenous to the local area) tree for every two uncovered parking spaces provided on site. (3) An engineer must be appointed before approval of building plans, who must design, specify and supervise structural measure for the foundations of all structures, according to the soil classification for each zone as described in the geological report. On completion of the structures, he/she must certify that all his/her specifications have been met.	

4.3 ERF 421

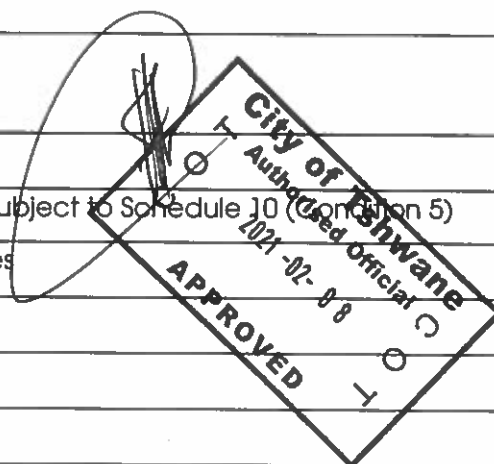
1	Use Zone	28:"Special"
2	Uses permitted	Offices
3	Uses with consent	Any other uses
4	Uses not permitted	None

5	Definitions	Clause 5
6	Density	N/A
7	Coverage	According to an approved Site Development Plan
8	Height	5 storeys
9	Floor Area Ratio	1,0: Provided that the Gross floor areas may not exceed 6539m ² .
10	Site Development Plan and Landscape Development Plan	(1) A site development plan and a landscape development plan, unless otherwise determined by the City of Tshwane Metropolitan Municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality for approval prior to the submission of building plans. (2) The landscaping, in terms of the landscape development plan, shall be completed by completion of the development or any phase thereof. The continued maintenance of the landscape development shall be to the satisfaction of the Municipality.
11	Building lines	According to an approved Site Development Plan
12	Parking requirements	Table G
13	Paving of traffic areas	All parts of the erf upon which motor vehicles are allowed to move or park, shall be provided with a permanent dust-free surface, which surface shall be paved, drained and maintained to the satisfaction of the municipality.
14	Access to the erf	(1) In accordance with an approved Site Development Plan. (2) Provided that no ingress to and egress from the erven in the township from Sefako Makgato Drive (K14) and Kameeldrift Road shall be allowed.
15	Loading and off-loading facilities	Loading facilities shall be provided on the erf to the satisfaction of the Municipality and all loading and unloading shall take place on the erf.
16	Turning facilities	In accordance with the Site Development plan.
17	Physical barriers	Physical barrier/s shall be erected and maintained on the street boundary/ies of the erf (approved entrances and exits excluded) as and when required to the satisfaction of the Municipality.
18	Health measures	Any requirements for air pollution-, noise abatement- or health measures set by the Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality.

19	Outdoor advertising	Advertisements and/or signboards shall not be erected or displayed on the erf without the written consent of the Municipality first being obtained in terms of municipal by-laws for outdoor advertising.
20.	General: (1) In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Tshwane Town-planning Scheme, 2008 (Revised 2014). (2) The development must plant one (1) 50 litre (indigenous to the local area) tree for every two uncovered parking spaces provided on site. (3) An engineer must be appointed before approval of building plans, who must design, specify and supervise structural measure for the foundations of all structures, according to the soil classification for each zone as described in the geological report. On completion of the structures, he/she must certify that all his/her specifications have been met.	

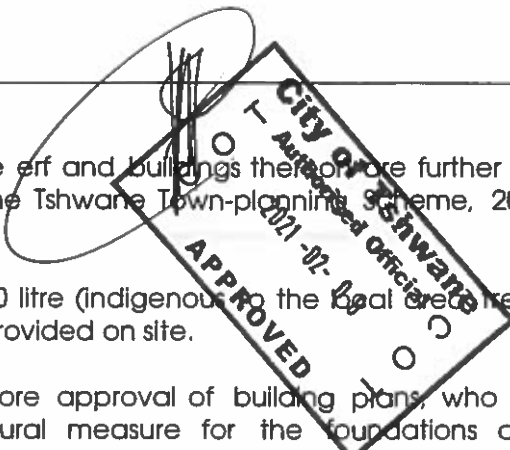
4.4 ERF 422

1	Use Zone	28:"Special"
2	Uses permitted	Parking Site, subject to Schedule 10 (Condition 5)
3	Uses with consent	Any other uses
4	Uses not permitted	None
5	Definitions	Clause 5
6	Density	N/A
7	Coverage	N/A
8	Height	N/A
9	Floor Area Ratio	N/A
10	Site Development Plan and Landscape Development Plan	Subject to Schedule 10 (Condition 5).
11	Building lines	N/A
12	Parking requirements	N/A
13	Paving of traffic areas	All parts of the erf upon which motor vehicles are allowed to move or park, shall be provided with a permanent dust-free surface, which surface shall be paved, drained and maintained to the satisfaction of the municipality.



14	Access to the erf	(1) No ingress to and egress from the erven in the township from Sefako Makgato Drive (K14) and Kameeldrift Road shall be allowed. (2) Servitudes, 16 meter wide for access to the erf shall be registered over adjoining properties as indicated on the Township Layout Plan Nr 0277/12 (2) The servitudes mentioned above, may be cancelled with the consent of the Municipality as and when the erf is notarially tied with an adjoining erf in an approved township. (3) The servitude areas upon which motor vehicles are allowed to move or park, shall be provided with a permanent dust-free surface, which surface shall be paved and maintained to the satisfaction of the Municipality.
15	Loading and off-loading facilities	N/A
16	Turning facilities	(1) A servitude for a temporary turning circle shall be registered over the erf as indicated on the General Plan. (2) The servitude areas upon which motor vehicles are allowed to move or park, shall be provided with a permanent dust-free surface, which surface shall be paved and maintained to the satisfaction of the municipality. (3) This servitude may be cancelled with the consent of the Municipality as and when the erf is notarially tied with an adjoining erf in an approved township.
17	Physical barriers	Physical barrier/s shall be erected and maintained on the street boundary/ies of the erf (approved entrances and exits excluded) as and when required to the satisfaction of the Municipality.
18	Health measures	Any requirements for air pollution-, noise abatement- or health measures set by the Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality.
19	Outdoor advertising	Advertisements and/or signboards shall not be erected or displayed on the erf without the written consent of the Municipality first being obtained in terms of municipal by-laws for outdoor advertising.

20. General:

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- (1) In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Tshwane Town-planning Scheme, 2008 (Revised 2014).
 - (2) The development must plant one (1) 50 litre (indigenous) to the local area tree for every two uncovered parking spaces provided on site.
 - (3) An engineer must be appointed before approval of building plans, who must design, specify and supervise structural measure for the foundations of all structures, according to the soil classification for each zone as described in the geological report. On completion of the structures, he/she must certify that all his/her specifications have been met.

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