

***THE PROVINCE OF
GAUTENG***

***DIE PROVINSIE
GAUTENG***

**Provincial Gazette Extraordinary
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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2406

CITY OF TSHWANE

CENTURION AMENDMENT SCHEME 1579C

It is hereby notified in terms of the provisions of section 125(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the City of Tshwane has approved an amendment scheme with regard to the land in the township of Die Hoewes Extension 197, being an amendment of the Centurion Town-planning Scheme, 1992.

Map 3 and the scheme clauses of this amendment scheme are filed with the Executive Director: Legal Services, and are open to inspection during normal office hours.

This amendment is known as Centurion Amendment Scheme 1579C.

(13/2/Die Hoewes x197)
___ November 2008

Executive Director: Legal Services
(Notice No 924/2008)

PLAASLIKE BESTUURSKENNISGEWING 2406

STAD TSHWANE

CENTURION WYSIGINGSKEMA 1579C

Hierby word ingevolge die bepalings van artikel 125(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), bekend gemaak dat die Stad Tshwane 'n wysigingskema met betrekking tot die grond in die dorp Die Hoewes Uitbreiding 197, synde 'n wysiging van die Centurion-dorpsbeplanningskema, 1992, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Uitvoerende Direkteur: Regsdienste, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Centurion-wysigingskema 1579C.

(13/2/Die Hoewes x197)
___ November 2007

Uitvoerende Direkteur: Regsdienste
(Kennisgewing No 924/2008)

CITY OF TSHWANE

DECLARATION OF DIE HOEWES EXTENSION 197 AS APPROVED TOWNSHIP

In terms of section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), the City of Tshwane hereby declares the township of Die Hoewes Extension 197 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Die Hoewes x197 (1579C))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY MELTIN PROPERTIES 59 CC IN TERMS OF THE PROVISIONS OF CHAPTER III: SECTION A AND C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 251 OF THE FARM LYTTTELTON 381JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Die Hoewes Extension 197.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 5533/2006.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of the rights to minerals, but excluding –

1.3.1 the following condition which shall not be transferred to the erven in the township:

- "(i) The owner of the holding shall not be entitled to any riparian rights to water from the Hennops River"
- (ii) This holding shall be subject to Deed of Servitude 385/1934-S, with reference to a right of way-leave for electric energy in favour of the City Council of Pretoria."

1.3.2 the following servitude which affects Erf 706 in the township only:

- "(l)(a) 'n servituut vir munisipale doeleindes, 2 meter wyd, waarvan die suid westelike grens aangedui word deur die figuur AB op Kaart L G No A 10017/1993, Deed of Servitude K240/1997S."

1.3.3 the following servitude which affects the street in the township only:

- "(l)(b) 'n servituut vir munisipale doeleindes, 16 meter wyd, eweredig en langs die volle lengte van die noord oorstelike grens aangedui deur die lyn AB op Kaart LG No. A6116/39 geheg aan Akte van Transport T 7283/42 ten gunste van die Stadsraad van Centurion soos meer volledig sal blyk uit bogemelde akte."

1.4 PRECAUTIONARY MEASURES

1.4.1 The township owner shall appoint a competent person(s) to:-

- (i) compile a complete RISK MANAGEMENT PLAN and WET SERVICES PLAN;
- (ii) conduct and compile a construction report to ensure that the conditions on site and the positioning of structures and wet services are accordingly certified.

1.4.2 The township owner is responsible to facilitate the procedure to transfer the responsibility for the management of the Risk Management plan legally to a representative Body Corporate or similar entity, as applicable.

1.4.3 The township owner shall at its own expense, make arrangements with the Municipality, in order to ensure that-

1.4.3.1 water will not accumulate to the effect that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen; and

1.4.3.2 trenches and excavations for foundations, pipes, cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150mm, and compacted until the same grade of compaction as that of the surrounding material is obtained.

1.5 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.

1.6 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.

1.7 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.

1.8 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.

1.9 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.

1.10 COMPLIANCE WITH CONDITIONS IMPOSED BY GDACEL

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Agriculture, Conservation, Environment and Land Affairs has granted the applicant exemption from compliance with regulations No 1182 and 1183 promulgated in terms of sections 21, 22 and 26 of the Environmental Conservation Act, for the development of this township.

2. CONDITIONS OF TITLE

2.1 THE ERVEN MENTIONED HEREUNDER ARE SUBJECT TO THE CONDITIONS AS IMPOSED BY THE MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986):

2.1.1 ALL ERVEN

2.1.1.1 The erven shall be subject to a servitude, 3 metre wide, for municipal services (water, sewerage, electricity and stormwater) (hereinafter referred to as "the services"), in favour of the local authority, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 2 metre wide, over the entrance portion of the erf, if and when required by the local authority: Provided that the local authority may waive any such servitude.

2.1.1.2 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 metre from it.

- 2.1.1.3 The City of Tshwane 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 City of Tshwane shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the City of Tshwane shall make good any damage caused during the laying, maintenance or removal of such services and other works.

STAD TSHWANE

VERKLARING VAN DIE HOEWES UITBREIDING 197 TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No 15 van 1986), verklaar die Stad Tshwane hierby die dorp Die Hoewes Uitbreiding 197 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(13/2/Die Hoewes x197 (1579C))

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR MELTIN PROPERTIES 59 CC INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III: DEEL C VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 251 VAN DIE PLAAS LYTTTELTON 381JR, GAUTENG, TE STIG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is Die Hoewes Uitbreiding 197.

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG No 5533/2006.

1.3 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd –

- 1.3.1 Die volgende voorwaarde wat nie aan die erwe in die dorp oorgedra moet word nie:

- “(i) The owner of the holding shall not be entitled to any riparian rights to water from the Hennops River”
- “(ii) this holding shall be subject to Deed of Servitude 385/1934-S, with reference to a right of way-leave for electric energy in favour of the City Council of Pretoria.”

- 1.3.2 Die volgende servituut wat slegs Erf 706 in die dorp raak:

- “(l)(a) 'n servituut vir munisipale doeleindes, 2 meter wyd, waarvan die suid westelike grens aangedui word deur die figuur AB op Kaart L G No A 10017/1993, Deed of Servitude K240/1997S.”

- 1.3.3 Die volgende servituut wat slegs 'n straat in die dorp raak:

- “(l)(b) 'n servituut vir munisipale doeleindes, 16 meter wyd, eweredig en langs die volle lengte van die noord oostelike grens aangedui deur die lyn AB op Kaart LG No. A6116/39 geheg aan Akte van Transport T 7283/42 ten gunste van die Stadsraad van Centurion soos meer volledig sal blyk uit bogemelde akte.”

1.4 VOORKOMENDE MAATREëLS

1.4.1 Die dorpseienaar sal 'n bekwame persoon/e aanstel om:-

- (i) 'n volledige RISIKO BESTUURSPLAN en NAT DIENSTE PLAN op te stel;
- (ii) 'n konstruksieverslag op te stel en te beheer om te verseker dat die voorwaardes op terrein asook die plasing van die strukture en die nat dienste, daarvolgens gesertifiseer kan word.

1.4.2 Die dorpseienaar is verantwoordelik om die proses te fasiliteer om die verantwoordelikheid van die beheer van die Risiko Bestuursplan, wetlik te transporteer na 'n verteenwoordiger van die Inwonersvereniging of 'n soortgelyke entiteit, soos toepaslik.

1.4.3 Die dorpseienaar moet op eie koste reëlings met die plaaslike bestuur tref om te verseker dat –

1.4.3.1 water nie opdam nie, dat die hele oppervlakte van die dolomiet areas behoorlik gedreineer word en dat die strate doeltreffend met teer, beton of butimen geseël word; en

1.4.3.2 slote en uitgrawings vir fondamente, pype kables of vir enige ander doeleindes behoorlik met klam grond in lae wat nie dikker as 150mm is nie, opgevul word en gekompakteer word totdat dieselfde verdigtingsgraad as wat die omliggende materiaal is, verkry is.

1.5 VERSKUIWING EN/OF VERWYDERING VAN MUNISIPALE DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale dienste te verskuif of te vervang, moet die koste daarvan deur die dorpseienaar gedra word.

1.6 SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes en kantruimtes of oor gemeenskaplike grense gelê is, of bouvallige strukture laat sloop tot tevredenheid van die Stad Tshwane wanneer die Stad Tshwane dit vereis.

1.7 VERWYDERING VAN ROMMEL

Die dorpseienaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot tevredenheid van die Stad Tshwane wanneer die Stad Tshwane dit vereis.

1.8 VERSKUIWING EN/OF VERWYDERING VAN ESKOM KRAGLYNE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande kraglyne van Eskom te verskuif, moet die koste daarvan deur die dorpseienaar gedra word.

1.9 VERSKUIWING EN/OF VERWYDERING VAN TELKOM DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande dienste van TELKOM te verskuif en/of te verwyder, moet die koste daarvan deur die dorpseienaar gedra word.

1.10 VOLDOENING AAN VOORWAARDES OPGELê DEUR DIE GAUTENGSE DEPARTEMENT VAN LANDBOU, BEWARING EN OMGEWINGSKE (DLBO)

Die dorpseienaar sal op sy eie koste voldoen aan al die voorwaardes wat opgelê is deur (DLBO) met die aansoek om vrystelling om aan die bepalings van Regulasie 1182 en 1183 gepromulgeer ingevolge Artikels 21, 22 en 26 van die Wet op Omgevingsbewaring, 1989 (Wet No 73 van 1989) vir die ontwikkeling van die dorpsgebied.

2. TITELVOORWAARDES

- 2.1 DIE ERWE HIERONDER GENOEM, IS ONDERWORPE AAN DIE VOORWAARDES SOOS AANGEDUI, OPGELEË DEUR DIE MUNISIPALITEIT INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986):

2.1.1 ALLE ERWE

- 2.1.1.1 Die erf is onderworpe aan 'n serwituut, 3 meter breed, vir munisipale dienste (water, riool, elektrisiteit, stormwater) (hierna "die dienste" genoem), ten gunste van die Munisipaliteit langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 2 meter breed, oor die toegangsgedeelte van die erf, indien en wanneer die plaaslike bestuur dit verlang: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- 2.1.1.2 Geen geboue of ander strukture mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 meter daarvan geplant word nie.
- 2.1.1.3 Die Munisipaliteit is daarop geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige dienste en ander werke wat hy na goeë dunnke noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die Munisipaliteit geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Munisipaliteit enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige dienste en ander werke veroorsaak word.

LOCAL AUTHORITY NOTICE 2407

MIDVAAL LOCAL MUNICIPALITY

**DECLARATION OF UITVLUGT EXTENSION 1 TOWNSHIP
AS AN APPROVED TOWNSHIP**

In terms of Section 103 of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986), the Midvaal Local Municipality hereby declares the Township of **UITVLUGT EXTENSION 1**, to be an approved Township, subject to the conditions as set out in Schedule and amending Letters hereto.

(Ref: Mr H Human/rw/Let32 – Uitvlugt Extension1)

Conditions of Establishment – Remainder of Portion 1 of the Farm Uitvlugt 434IR
Extension 1

*brief 24/6/08
Mettin
Properties 59CC*

*letter 26/6/08
pfn 109
pfn 110*

STATEMENT OF THE CONDITIONS UNDER WHICH AN APPLICATION WAS SUBMITTED BY DAILY DOUBLE TRADING 298 CC (HEREWITH REFERRED TO AS THE APPLICANT / OWNER) IN TERMS OF SECTION 96(1) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON A PORTION OF THE REMAINDER OF PORTION 1 OF THE FARM UITVLUGT 434IR HAS BEEN GRANTED BY THE LOCAL COUNCIL OF MIDVAAL (HEREWITH REFERRED TO AS "THE COUNCIL") IN TERMS OF SECTION 98 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), ON 29 MARCH 2007

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

1.1 CANCELLATION OF EXISTING CONDITIONS OF TITLE

The applicant shall at his own expense cause conditions and servitudes contained in Deed of Transfer T89214/2006 to be cancelled or the township to be freed there from.

1.2 ENVIRONMENTAL MANAGEMENT PLAN

The conditions as set out by GDACE be adhered to by the applicant.

1.3 MINERAL RIGHTS

The applicant shall obtain the consent of the mineral rights holders to the establishment of the Township.

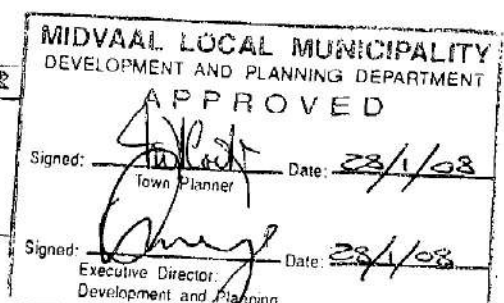
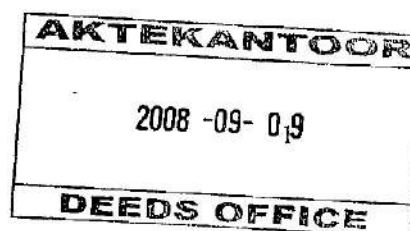
1.4 GENERAL

The applicant shall satisfy the Council that the relevant amendment scheme is in order and can be published simultaneously with the declaration of the township as an approved township.

1.5 GENERAL PLAN *No*

1.5.1 An approved layout plan drawn to scale shall be submitted for approval of the Surveyor-General in terms of section 95 (in conjunction with section 72) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

1.5.2 The applicant shall comply with provisions of Sections 72, 75 and 101 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).



Conditions of Establishment – Remainder of Portion 1 of the Farm Uitvlugt 434IR
Extension 1

1.6 SERVICE AGREEMENT

That a service agreement be entered into with the Local Authority including determining of Bulk Contributions.

2. CONDITIONS OF ESTABLISHMENT

2.1 NAME

The name of the township shall be "UITVLUGT EXTENSION 1"

2.2 DESIGN

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

2.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

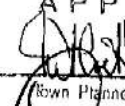
All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, as follows:

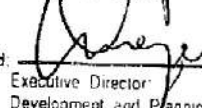
2.3.1 the following conditions and servitudes which do not affect the township area:

- (a) By virtue of Notarial Deed K477/86S the right has been granted of Eskom to convey electricity over the property hereby conveyed, together with ancillary rights and subject to such conditions as will more fully appear on reference to the said Notarial Deed and diagram (listed as condition 1 in the Deed of Transfer).
- (b) By virtue of Notarial Deed K3244/1986S the with mentioned property is subject to a servitude in perpetuity to convey and transmit water by means of pipeline already laid and to be laid 2,2761 hectares, figures bCD on Diagram SG no A7272/83 in favor of the Rand Water Board as will more fully appear from reference to the said Notarial Deed (listed as condition 2 in the Deed of Transfer).
- (c) By virtue of Notarial Deed K3245/86S the with mentioned property is subject to a servitude to convey and transmit water by means of pipelines and to be laid 5,7936 hectares, figure ABCDEFGH on Diagram SG on A7271/83 in favor of Rand Water Board, as will more fully appear from reference to the said Notarial Deed (Listed as condition 3 in the Deed of Transfer).

AKTEKANTOOR
2008-09-09
DEEDS OFFICE

LOCAL MUNICIPALITY
DEVELOPMENT AND PLANNING DEPARTMENT
APPROVED

Signed:  Date: 28/1/08
Town Planner

Signed:  Date: 28/1/08
Executive Director
Development and Planning

AKTEKANTOOR

2008 -09- 09

Conditions of Establishment – Remainder of Portion 1 of the Farm Uitvlugt 434IR
Extention 1**DEEDS OFFICE**

- (d) By virtue of Notarial Deed K461/89S the right has been granted to Eskom to convey electricity over the property hereby conveyed together with ancillary rights and subject to conditions, as will more fully appear on reference to the said Notarial Deed and diagram (Listed as condition 4 in the Deed of Transfer).
- (e) By virtue of Notarial Deed of Servitude K5432/90S the abovementioned property is subject to a right of way in perpetuity and the rights in perpetuity to convey and transmit water and sludge and erect overhead power lines along a strip of ground 4,6353 hectares in extent as depicted by the figures ABCDEFA on diagram SG no A936/90 in favor of Rand Water Board as will more fully appear from the abovementioned Notarial Deed (Listed as condition 5 in Deed of Transfer).
- (f) By virtue of Notarial Deed no 1370/58S the right has been granted to The Electricity Supply Commission to convey electricity over the property hereby conveyed together with ancillary rights and subject to conditions as will more fully appear on reference to the said Notarial Deed and Diagram (Listed as condition 6 in Deed of Transfer).
- (g) By virtue of Notarial Deed K928/1974S the right has been granted to Eskom to convey electricity over the property hereby conveyed together with ancillary rights and subject to conditions as will more fully appear on reference to the said Notarial Deed and Diagram (Listed as condition 7 in Deed of Transfer).
- (h) Kragtens Akte van Sessie van Serwituut K3176/78S is die binnegemelde eiendom onderhewig aan: (Listed as condition 8 in Deed of Transfer).
- 'n Pyplynserwituut 3,15 meter weerskante soos aangedui deur lyn aBeB op Kaart LG no A4199/75 met bykomende regte
 - 'n Pyplynserwituut 3 meter aan weerskante van lyn cFGHd op Kaart LG nr A4119/75 met bykomende regte.

Ten gunste van die Republiek van Suid Afrika in sy Administrasie van Spoorwee en Hawens, soos meer volledig sal kyk uit gesegde Serwituut.

MIDVAAL LOCAL MUNICIPALITY	
DEVELOPMENT AND PLANNING DEPARTMENT	
APPROVED	
Signed: 	Date: 28/1/08
Town Planner	
Signed: 	Date: 28/1/08
Executive Director: Development and Planning	

AKTEKANTOOR

2008 -09- 09

Conditions of Establishment – Remainder of Portion 1 of the Farm Uitvlugt 434IR

DEEDS OFFICE

- (i) By virtue of Notarial Deed A478/86S the within mentioned property is subject to a servitude in perpetuity to convey and transmit water over the within mentioned property as depicted by figure ABCDEFGHJ on diagram SG no A4137/83 in extent 5,0545 hectares together with other ancillary rights in favor of Rand Water Board, as will more fully appear from reference to the said Notarial Deed (Listed as condition 9 in Deed of Transfer).
- (j) The former Remaining Extent of Portion 1 of the farm Uitvlugt 434, Registration Division IR, Gauteng, measuring as such 1093,7479 hectares, of which the property hereby transferred forms a portion, is subject to Notarial Deed of Servitude K51/1972S by virtue of which the right was granted, in perpetuity, to RAND WATER BOARD, in respect of pipelines already laid and which may still be laid by it along the following strips of ground (Listed as condition 11 in Deed of Transfer).
 - a. a strip of ground as defined by ABCDEFGH SG no 6731/69 (Listed as condition 11(b) in Deed of Transfer).
 - b. a strip of ground as defined by ABCDEF SG no A3255/69 (Listed as condition 11 (c) in Deed of Transfer).
 - c. a strip of ground as defined by ABCDEF SG no A6738/69 (Listed as condition 11 (d) in Deed of Transfer).

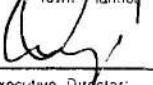
As will more fully appear from the said Notarial Deed.

- (k) Kragtens Akte van Sessie K1572/71S is 'n pyplynsewituut met beperkings van 4,72 meter aan weerskante, waarvan die middellyn voorgestel word deur die lyn ABCDEFGHIJKLMNa op Serwituutkaart LG nr A2992/70 gesedeer aan die Suid Afrikaanse Spoorwee en Hawens Administrasie, soos meer volledig sal blyk uit gesegde Akte en diagram daarby aangeheg (Listed as condition 12 in Deed of Transfer).
- (l) The former Remaining Extent of Portion 1 of the farm Uitvlugt 434 IR (of which the property hereby transferred forms a portion) is subject to Notarial Deed of Servitudes K516/25S by virtue of which Vereeniging Estates Limited, consented to the construction of a gauging wire and has granted Rand Water Board a servitude over the said farm. That said company gave and granted to the Board in perpetuity the right to construct, build and erect the said gauging wire on the Zuikerboschrand River on the eastern half of the said farm, as will more fully appear from the said Notarial Deed (Listed as condition 13 in Deed of Transfer)

MIDVAAL LOCAL MUNICIPALITY
DEVELOPMENT AND PLANNING DEPARTMENT

APPROVED

Signed:  Date: 28/1/08
Town Planner

Signed:  Date: 28/1/08
Executive Director
Development and Planning

AKTEKANTO

2008 -09- 0 9

Conditions of Establishment – Remainder of Portion 1 of the Farm Uitvlugt 434 IR
Extension 1

DEEDS OFFICE

- (m) By virtue of Notarial Deed K1874/2991S dated 28 March 2001 the within mentioned property is subject to the following rights in favor of Anglo Operations LTd no 1921/006730/06, being the transferor and JW Cronje Landgoed (Pty) Ltd – being the transferee. The Transferee, its assigns or successors in title may not dispose of the Mineral Rights and associated rights to the property or any part of it, unless it has first offered the same to the transferor or its successors in title as a price and on terms and conditions on which the Transferee is at that time willing to sell. If the Transferor fails to accept such offer within thirty (30) days ("the offer period") of receipt of a written offer setting out the price and terms and conditions, then the Transferee may within ninety (90) days after the offer period sell such rights on the offered terms, including the subsequent Transferee binding itself to this pre-emptive right in favor of the Transferor or its successors in title failing which this pre-emptive right will remain in favor of the Transferor (Listed as condition 14 in Deed of Transfer).

Insert

2.3.2 the following conditions and servitudes which affect the township:
following condition only affects Erf 426

- (a) The former Remaining Extent of Portion 1 of the farm Uitvlugt 434, Registration Division IR, Gauteng measuring as such 1093,7479 hectares, of which the property is hereby transferred forms a portion is subject to a servitude on an area lettered ABCDEFGH, measuring 1,3785 hectares, as will appear from diagram SG no A384/79, for storage reservoirs for water in favor of the Town Council of Vereeniging, as will more fully appear from reference to Notarial Deed K3096/80S and the said diagram annexed thereto (Listed as condition 10 in Deed of Transfer).

- (b) The former Remaining Extent of Portion 1 of the farm Uitvlugt 434, Registration Division IR, Gauteng, measuring as such 1093,7479 hectares, of which the property hereby transferred forms a portion, is subject to Notarial Deed of Servitude K51/1972S by virtue of which the right was granted, in perpetuity, to RAND WATER BOARD, in respect of pipelines already laid and which may still be laid by it along the following strips of ground (Listed as condition 11 in Deed of Transfer).

- a. a strip of ground as defined by ABCDEF SG no A7935/70 (Listed as condition 11(a) in Deed of Transfer).

MIDVAAL LOCAL MUNICIPALITY	
DEVELOPMENT AND PLANNING DEPARTMENT	
APPROVED	
Signed: 	Date: 28/1/08
Town Planner	
Signed: 	Date: 28/1/08
Executive Director: Development and Planning	

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18/9/08

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18/9/08

Conditions of Establishment – Remainder of Portion 1 of the Farm Uitvlugt 434IR
Extention 1

2.4 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own expense cause all existing buildings and structures situated within the building line reserves, or over common boundaries to be demolished to the satisfaction of the Council, when required by the Council to do so.

2.5 REMOVAL AND REPLACEMENT OF MUNICIPAL SERVICES

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

2.6 ACCEPTANCE AND DISPOSAL OF STORM WATER

The township owner shall make the necessary arrangements with Council for the preparation and submission for approval of a storm water management plan, for acceptance and disposal thereof.

2.7 REPOSITIONING OF CIRCUITS

If, by any reason of the establishment of the township it becomes necessary to reposition any existing circuits of Eskom or Telkom, the cost thereof shall be borne by the township Applicant.



2.8 FORMATION AND DUTIES OF SECTION 21 COMPANY OR OTHER SIMILAR LEGAL ENTITY

2.8.1 The applicant shall properly and legally constitute a Residents Association to the satisfaction of the Council before the sale of the first erf, which association shall not be de-registered without the consent of the Council.

2.8.2 The Access erven (Erf 454 and Erf 459-460) and any private open space shall be registered in the name of the Resident's Association, and the said access erven may not be sold or in any way disposed of without prior written consent of the Council.

2.8.3 Each and every owner of an erf in the Township shall become a member of the Residents Association upon transfer of the erf. Such association shall have full responsibility for the access erven (Erf 454 and Erf 459-460) and the essential services serving the township contained therein and any private open space.

2.8.4 The Resident's Association shall have full legal power to levy from each and every member the costs incurred in fulfilling

APPROVED

Signed: Date: 28/1/08

Town Planner

Signed: Date: 28/1/08

Executive Director
Development and Planning

Conditions of Establishment – Remainder of Portion 1 of the Farm Uitvlugt 434IR
Extension 1

its function, and shall have legal recourse to recover such fees in the event of a default in payments by any member.

2.8.5 The Council shall not be liable for the malfunction of the surfacing of the access way.

2.8.6 A servitude for municipal services shall be registered over the access erven (Erf 454 and Erf 459-460) and any private open space in favour of, and to the satisfaction of the Council.

2.8.7 The Council shall have unrestricted access to the access erven (Erf 454 and Erf 459-460).

2.8.8 The access erven (Erf 454 and Erf 459-460) and any private open space cannot be sold or transferred to any person except the Residents Association, and the access erven (Erf 454 and Erf 459-460) and any private open space may not be rezoned unless the consent of the Council has first been obtained.

2.8.9 Access from the erven in the Township to the Public Road shall be across the access erven (Erf 454 and Erf 459-460).

2.9 ACCESS

Access to or egress from the township shall be to the satisfaction of Midvaal Local Municipality and Gautrans.

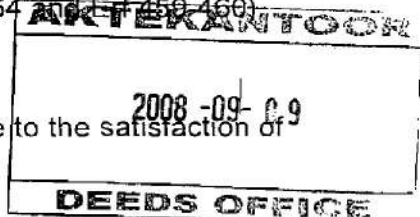
2.10 RESTRICTION ON TRANSFER OF ERVEN

Erf 454 and Erf 459-460 shall be transferred only to the Residents Association, which association shall have full responsibility for the functioning and proper maintenance of the said erven.

2.11 OBLIGATIONS IN RESPECT OF SERVICES AND LIMITATIONS IN RESPECT OF THE ALIENATION OF ERVEN

2.11.1 The applicant shall, in terms of a prior agreement with the Council, fulfil their obligations with the regard to the provision of engineering services in and for the township in terms of Chapter 5 of the Ordinance.

2.11.2 Contributions towards the provisions of external engineering services, bulk sewer and endowment in lieu of parkland shall be payable in terms of the Ordinance is applicable to the discretion of Midvaal Local Municipality.



Conditions of Establishment – Remainder of Portion 1 of the Farm Uitvlugt 434IR
Extension 1

2.11.3 No erven may be alienated or be transferred into the name of any person prior to the Council having confirmed that sufficient guarantees / cash contributions / endowments have been provided for or the Council is satisfied that compliance in respect of the supply of services by the township owner has been made.

2.11.4 Partial and/or phased Certificates in terms of Section 82 of the Townplanning and Townships Ordinance 1986 (Ordinance is of 1986) may be issued by the Council.

3 CONDITIONS OF TITLE

Conditions imposed by the Local Authority in terms of the provisions of the Townplanning and Townships Ordinance, 1986 (Ordinance 15 of 1986). The erven mentioned hereunder shall be subject to the conditions as indicated:-

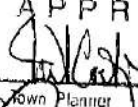

3.1 ALL ERVEN

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

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

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

3.1.4 The erf is entitled to a Servitude of Right of Way over Erf 454 and Erf 459-460 for access purposes.

MIDVAAL LOCAL MUNICIPALITY DEVELOPMENT AND PLANNING DEPARTMENT	
APPROVED	
Signed:  Town Planner	Date: 28/1/08
Signed:  Executive Director	Date: 28/1/08

Conditions of Establishment – Remainder of Portion 1 of the Farm Uitvlugt 434IR
Extention 1

3.2 ERVEN 454 AND ERF 459 - 460

- 3.2.1 The erf is subject to a Servitude of Right of Way in favour of the owners of all erven in the Township, for access purposes.
- 3.2.2 The entire erf (as is more fully indicated on the General Plan) is subject to a servitude for municipal purposes and Right of Way in favour of the Local Authority.
- 3.2.3 The erf shall not be alienated or transferred into the name of any person/entity other than the Residents Association to be formed without the prior written consent of the local authority first having being obtained.

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

4.1 Erven 1 to 423 shall be zoned Residential 1 in terms of the Peri Urban Town Planning Scheme, 1975 and shall be subject to the following conditions:

- (a) Use Zone : Residential 1
- (b) Height : Two Storeys
- (c) Coverage : As per Scheme – 50%
- (d) Density : As per Scheme – one dwelling per erf
- (e) Building lines: As per Scheme – 5m along all roads



4.2 Erven 424 to 437 shall be zoned Residential 2 in terms of the Peri Urban Town Planning Scheme, 1975 and shall be subject to the following conditions:

- (a) Use Zone : Residential 2
- (b) Height : Two Storeys
- (c) Coverage : As per Scheme – 40%
- (d) Floor Area Ratio: As per Scheme – 0.6
- (e) Density : 40 dwelling units per hectare
- (f) Parking : As per Scheme – 2 bays for four (4) cars



Conditions of Establishment – Remainder of Portion 1 of the Farm Uitvlugt 434IR
Extension 1

more habitable rooms
1 bay for three (3) or less habitable rooms
Plus one (1) for visitors

- (g) Building lines: As per Scheme – 5m on all street frontage
2m on all other boundaries

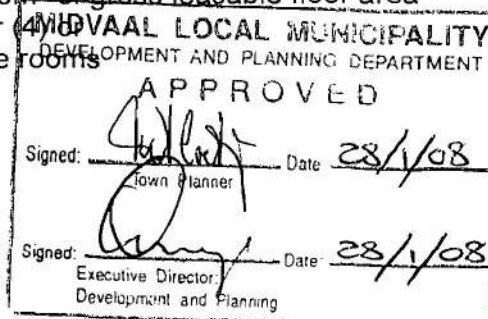
4.3 Erven 439 to 450 shall be zoned Business 3 (Shops, Offices, Restaurants and Entertainment) in terms of the Peri Urban Town Planning Scheme, 1975 and shall be subject to the following conditions:

- (a) Use Zone : Business 3 (Shops, Offices, Restaurants and Entertainment)
(b) Height : Two Storeys
(c) Coverage : As per Scheme – 60%
(d) Floor Area Ratio: As per Scheme – 1.0
(e) Parking : As per Scheme –
6 bays per 100m² of retail and entertainment floor area
3 bays per 100m² of office floor area
(f) Building lines: As per Scheme – 5m on all street frontage
2m on all other boundaries



4.4 Erf 438 shall be zoned Special for Hotel and Residential 2 in terms of the Peri Urban Town Planning Scheme, 1975 and shall be subject to the following conditions:

- (a) Use Zone : Special for Hotel and Residential 2
(b) Height : Two Storeys
(c) Coverage : As per Scheme – 50%
(d) Floor Area Ratio: As per Scheme – 1.0
(e) Density : 40 units per Hectare
(f) Parking : As per Scheme –
3 bays per 100m² of gross leasable floor area
2 bays for four (4) more habitable rooms



Conditions of Establishment – Remainder of Portion 1 of the Farm Uitvlugt 434IR
Extension 1

1 bay for three (3) or less habitable rooms
Plus one (1) for visitors

- (g) Building lines: As per Scheme – 5m on all street frontage
2m on all other boundaries

4.5 Erf 458 shall be zoned Special for sewer works and maintenance facilities in terms of the Peri Urban Town Planning Scheme, 1975 and shall be subject to the following conditions:

- (a) Use Zone : Special for sewer works and maintenance facilities
(b) Coverage : As per Scheme – 20%
(c) Parking : As per Scheme – To the satisfaction of the Council
(d) Building lines: As per Scheme – 5m on all street frontage
2m on all other boundaries

4.6 Erven 454 and 459 to 460 shall be zoned Private Road plus gate house structures in terms of the Peri Urban Town Planning Scheme, 1975 and shall be subject to the following conditions:

- (a) Use Zone : Special for Private Road including security gatehouse structures
(b) Height : One Storey
(c) Coverage : As per Scheme – 25%

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4.7 Erven 451 to 453 and 455 to 457 shall be zoned Private Open Space in terms of the Peri Urban Town Planning Scheme, 1975 and shall be subject to the following conditions:

- (a) Use Zone : Private Open Space
(b) Coverage : As per Scheme – 20%
(c) Parking : As per Scheme – To the satisfaction of the Council
(d) Building lines: As per Scheme – 3m on all street frontage
2m on all other boundaries

WINDVAAL LOCAL MUNICIPALITY
DEVELOPMENT AND PLANNING DEPARTMENT

APPROVED

Signed:  Date: 28/1/08
Town Planner

Signed:  Date: 28/1/08
Executive Director:
Development and Planning



LOCAL MUNICIPALITY • MASEPALA WA SELEHAE • PLAASLIKE MUNISIPALITEIT

DEVELOPMENT & PLANNING, P O BOX 9, MEYERTON, 1960
TEL (016) 360-7539 / FAX (016) 360-7546

Refer /Spreek MR H HUMAN/rw

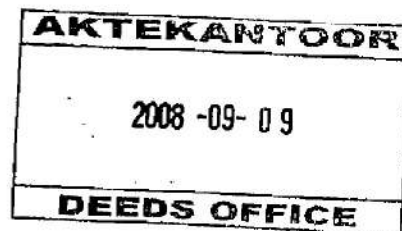
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26th June 2008

The Registrar of Deeds
PRETORIA

Dear Sir



PROPOSED TOWNSHIP : PORTION 1 OF THE FARM UITVLUGT (UITVLUGT COUNTRY ESTATES)

We refer to the above proposed township and hereby confirm the following amendments to the approved Statement of Conditions dated 28th January 2008:

1. PROPOSED TOWNSHIP : PORTION 1 OF THE FARM UITVLUGT (UITVLUGT COUNTRY ESTATES)
 - 1.1. That the property description for Uitvlugt Extension 1 Township as per the approved Surveyor General Plan SG No. 10900/2007 namely Portion 109 (a portion of Portion 1) of the farm Uitvlugt 434IR and Surveyor General Plan SG No. 10901/2007 namely Portion 110 (a portion of portion 1) of the farm Uitvlugt 434IR.
2. Replace the expression "Deed of Transfer T89214/2006" with the expression..... "Deed of Transfer T75732/2007" wherever it appears.

Yours faithfully

H HUMAN
EXECUTIVE DIRECTOR: DEVELOPMENT & PLANNING
rw/let32

Kindly address all correspondence to the Municipal Manager • Geliewe alle korrespondensie aan die Munisipale Bestuurder te rig • O kgopelwa go romela mangwalo a gago go Menejara wa Mmasepala.

If desired, an English equivalent of this letter will be forwarded to you upon written request made within 7 days from date hereof.

Indien verlang, en op skriftelike versoek gerig binne 7 dae na hierdie datum sal 'n Afrikaanse, ekwivalent van hierdie brief aan u gestuur word.

Langwalo tē le ka romelwa ka Potolelo ya gago ge fela o ka ngwala kgopelo ya gago pele ga matsatsi a supa go tloga letšatšing leo lengwalo le rometšwego ka lona.



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DEVELOPMENT & PLANNING, P O BOX 9, MEYERTON, 1960
TEL (016) 360-7539 / FAX (016) 360-7546

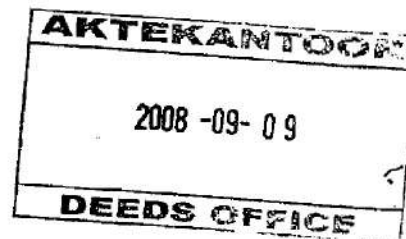
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Your Ref / U Verw

Our Ref / Ons Verw 15/3/41

24th June 2008

The Registrar of Deeds
PRETORIA



Dear Sir

PROPOSED TOWNSHIP : PORTION 1 OF THE FARM UITVLUGT (UITVLUGT COUNTRY ESTATES)

We refer to the above proposed township and hereby confirm the following amendments to the approved Statement of Conditions dated 28th January 2008:

1. PROPOSED TOWNSHIP : PORTION 1 OF THE FARM UITVLUGT (UITVLUGT COUNTRY ESTATES)
 - 1.1. Replace the following ... "An application was submitted by Daily Double Trading 298 CC (herewith referred to as the applicant/owner) with ... "An application was submitted by Meltin Properties 59 CC (herewith referred to as the applicant/owner).
 - 1.2. Replace the following.... "on a portion of the Remainder of Portion 1 of the Farm Uitvlugt 434IR" with ... "on Portion 109 (a portion of portion 1) of the Farm Uitvlugt 434IR and Portion 110 (a portion of Portion 1) of the Farm Uitvlugt 434 IR
2. Replace the expression "Deed of Transfer T89214/2006" with the expression..... "Deed of Transfer T.75732/07.2008" wherever it appears.

Yours faithfully

H HUMAN
EXECUTIVE DIRECTOR: DEVELOPMENT & PLANNING
rw/let32

Kindly address all correspondence to the Municipal Manager • Geliewe alle korrespondensie aan die Munisipale Bestuurder te rig • O kgopelwa go romela mangwalo e gago go Mmasepala wa Mmasepala.

If desired, an English equivalent of this letter will be forwarded to you upon written request made within 7 days from date hereof.

Indien verlang, en op skriftelike versoek gerig binne 7 dae na hierdie datum sal 'n Afrikaanse ekwivalent van hierdie brief aan u gestuur word.

Langwalo le le ka romelwa ka Polelo ya gago ge fela o ka ngwala kgopelo ya gago pele ga matsatsi a šupa go tloga letšatšing leo lengwalo le rometšwego ka lona.



LOCAL MUNICIPALITY • MASEPALA WA SELEHAE • PLAASLIKE MUNISIPALITEIT

DEVELOPMENT & PLANNING, P O BOX 9, MEYERTON, 1960
TEL NO: (016) 360-7539 / FAX (016) 360-7546

Refer /Spreek MR H HUMAN/rw

Your Ref / U Verw

Our Ref / Ons Verw 15/3/41

18th September 2008

The Registrar of Deeds
PRETORIA
0001

Dear Sir

**PROPOSED TOWNSHIP : PORTION 1 OF THE FARM UITVLUGT (UITVLUGT
EXTENSION 1)**

We refer to the above proposed township and hereby confirm the following amendments to the approved Statement of Conditions dated 28th January 2008:

1. Replace the expression "layout plan" with "General Plan SG No. 10902/2007" in clause 1.5.1.
2. Move clause 2.3.2(b) and insert (n) under the heading 2.3.1 to the effect that this condition and servitude do not affect the township area.
3. Insert the words "the following condition only affects Erf 426 Uitvlugt Extension 1" after the words "the following conditions and servitudes which affect the township:" on page 5 of the approved Statement of Conditions.

Yours faithfully

H. HUMAN
EXECUTIVE DIRECTOR: DEVELOPMENT & PLANNING

let08

Kindly address all correspondence to the Municipal Manager • Geliewe alle korrespondensie aan die Munisipale Bestuurder te rig • O kgopelwa go romela mangwalo a gago go Menejawa wa Mmasepala

If desired, an English equivalent of this letter will be forwarded to you upon written request made within 7 days from date hereof.

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