



**agriculture, land reform
& rural development**

Department:
Agriculture, Land Reform and Rural Development
REPUBLIC OF SOUTH AFRICA

OFFICE OF THE REGISTRAR OF DEEDS, PRETORIA, PRIVATE BAG X 183, CORNER PRETORIUS AND BOSMAN
STREETS, PRETORIA, 0001. TEL: (012) 338 7000, FAX: (012) 338 7103

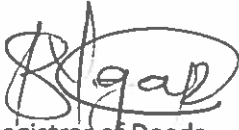
Examiners Notice 03 /2021

In terms of the City of Tshwane Land Use Management Bylaw 2016, incisions of a farm portion into the boundaries of an existing township which falls within the municipal jurisdiction of the City of Tshwane is dealt with as follows:

1. The first requirement is a letter/confirmation by the Surveyor-General that the proposed incorporation of the property can be plotted as an insert on the general plan of the township- (see the attached letter dated 20 August 2020 marked as annexure "A" as an example.) A copy of the letter addressed to the land surveyor together with the following documents must be delivered to the Registrar of Deeds.
2. The Local Authority issues the certificate in terms of section 16(7) of the Bylaw and amended conditions of establishment. (See example marked as Annexure B:)"
3. Documents referred to in paragraphs (1) and (2) together with a covering letter from a conveyancer is delivered to the township section. The township section accepts the delivered documents with the necessary office stamp and date.
4. The documents delivered to and accepted by the township section are forwarded to the manager of the township section.
5. The Registrar of Deeds issues a letter, without reference to any sections of the Bylaw. (as per attached letter marked Annexure C ")
6. The documents referred to in paragraph (1) and (2) as well as a copy of the signed letter referred to in paragraph (5) is filed on the township file and the originally signed letter is delivered to the conveyancer for submission to the Local Authority.
7. The Local Authority proceeds with proclamation and thereafter application in terms of section 49 Of the deeds registries act 47/37 will be lodged in the Deeds Office, together

with the Proclamation, for registration of the incision and noting against the relevant title deeds.

This notice will come into operation with immediate effect.

A handwritten signature in black ink, appearing to read 'R. G. van der Merwe', is written over a circular stamp.

Registrar of Deeds

Pretoria

Date: 19/02/2021

(48) Annexure "A"

709



**agriculture, land reform
& rural development**

Department:
Agriculture, Land Reform and Rural Development
REPUBLIC OF SOUTH AFRICA

Surveyor-General: Gauteng, Private Bag X291, PRETORIA, 0001 – Tel (012) 303-1615
Merino Building, cnr Bosman and Pretorius Street, PRETORIA

E-mail: sglandrefgauteng@drdir.gov.za

Enquiries: S. M. Mthembu

Tel: (012) 303 1615

Reference: ZWARTKOPPIES EXT 47 TSP

JOHANSE LOOCK
FJ LOOCK LAND SURVEYORS INC.
P.O BOX 90581
GARSFONTEIN
0042

**INCORPORATION OF PORTION 301 OF THE FARM ZWARTKOPPIES NO.384-JR INTO
ZWARTKOPPIES EXTENSION 47 TOWNSHIP**

With reference to your email dated 20/08/2020

This office has no objections to the proposed incorporation of the above mentioned property which can be plotted as an insert on the General Plan SG No. 3843/2018 of ZWARTKOPPIES Ext 47 Township

Erf Number 1744 is reserved for the above mentioned incorporation.

For the processing of the Incorporation you are being advised to send us a consent/Approval and a cheque or postal order to the value of R350.00 being the fee for the endorsement of the diagram and the endorsement and amendment of the General Plan.

S.M. MTHEMBU
for SURVEYOR-GENERAL : GAUTENG
20/08/2020



CITY OF
TSHWANE
INSPIRING EXPERIENCE

City Planning and Development Department

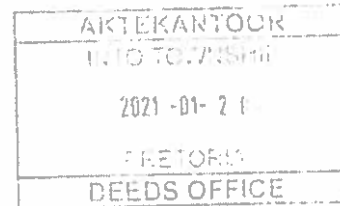
Room LG004 | Basement | Sivuno | 143 Lilian Ngoyi Street (Van der Walt) | Pretoria | 0002
PO Box 3242 | Pretoria | 0001
Tel: 012 358 7426
Email: CityP_Registration@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOfTshwane

COPY *Annexure B*

My ref: CPD/9/1/1/1 – ZWARTKOPPIES EXT 47 – Tel: 012 358 4939
ITEM#27936

Your ref: E DAWOOD
Contact person: E DAWOOD
Section/Unit: Development Compliance
Fax:
Email: EBRAHIMD@tshwane.gov.za

The Registrar of Deeds
Private Bag X183
PRETORIA
001



Dear Sir

CERTIFICATE IN TERMS OF SECTION 16(7) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (the "By-law"): PROPOSED EXTENSION OF TOWNSHIP BOUNDARY ON PORTION 301 OF THE FARM ZWARTKOPPIES NO 364 JR: ZWARTKOPPIES EXTENSION 47

The attached final set of statement of conditions of approval for THE EXTENSION OF TOWNSHIP BOUNDARY issued in terms of section 16(4)(f) (which has been certified by City Planning as being the final set of conditions containing an original stamp and signature by the writer) refers.

The City of Tshwane Metropolitan Municipality (hereinafter referred to as the "COUNCIL"), herewith certifies that the township owner (owner of the property on which extension was done) has complied with the pre-proclamation conditions for the EXTENSION OF TOWNSHIP BOUNDARY, as contemplated in Section 16(7) of the By-law being required by the COUNCIL.

It is further confirmed that the township owner (of the Erven forming the subject of the Extension of Boundary application) will only have to comply with the clauses of the conditions relating to land use rights of approval after proclamation of the Extension of Township Boundary in terms of section 16(8) has taken place.

No erven may however be registered, alienated or transferred from the incised township register prior to the Council certifying in writing that the required internal/external engineering services have been installed and/or that the required guarantees/cash contributions have been furnished/paid to the COUNCIL as further contemplated in section 16(10) of the By-law read with section 53 of the Spatial Planning and Land Use Management Act, 16 of 2013.

Kindly notify the COUNCIL forthwith of the incision into the township register of Pretoria Township, as contemplated in section 16(8) of the By-law in writing, which notification must be provided as the original, of the said provision, once the portions (erven) have been incised into the township register, in order for the COUNCIL to proclaim the extension of boundary of the township in terms of section 16(9).

Kgoro ya Peakanyo le Tlhabollo ya Toropo • Departement Stadsbeplanning en-ontwikkeling
Lefapha la Thulaganyo le Tlhabollo ya Toropo • Ndzawulo ya Nhluvukiso wa Vupulani bya Dorobankulu
UMnyango Wezokuhlwa Kwedolobha Nezentuthuko • City Planning and Development Department
UmNyango wokuHlelwa kweDorobha neTuthuko

**CERTIFICATE IN TERMS OF SECTION 16(7) OF THE CITY OF TSHWANE LAND USE
MANAGEMENT BY-LAW, 2016 (the "By-law"): PROPOSED EXTENSION OF TOWNSHIP
BOUNDARY ON PORTION 301 OF THE FARM ZWARTKOPPIES NO 364 JR: ZWARTKOPPIES
EXTENSION 47**

Your attention is however drawn to the provisions of section 16(8)(a) of the By-law and in view hereof, the application for the incision of the portions into the township register, must be lodged with you on or before 16 NOVEMBER 2021. If not, an extension of time as contemplated in section 16(8)(a) read with section 16(6)(a) and (b) as approved by the COUNCIL has to be submitted to you.

All correspondence via e-mail must be sent to CityP_Registration@tshwane.gov.za or to the address as contained in the letterhead.

Note: any correspondence sent to a different address might not be received by the Department and cannot be attended to.

We trust that you find the above in order.

Yours faithfully

SIGNED AT PRETORIA THIS DAY ...16.....OF NOVEMBER..... 2020.

AS WITNESSES:

1. E. Verschuren

2. [Signature]

AKTEKANTOOR
INTO TOWNSHIP
2021-01-20
PRETORIA
DEEDS OFFICE

[Signature]

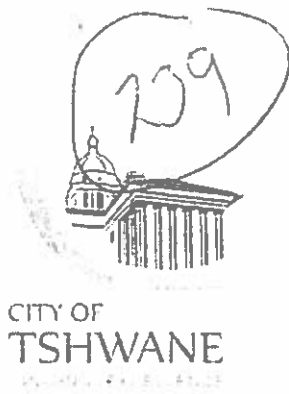
E DAWOOD
DEVELOPMENT CONSULTANT:
DEVELOPMENT COMPLIANCE
~~RECOMMENDED / NOT RECOMMENDED~~

[Signature]

F P COETZEE
DEPUTY DIRECTOR:
DEVELOPMENT COMPLIANCE
~~RECOMMENDED / NOT RECOMMENDED~~

[Signature]

N LE ROUX
DIRECTOR: DEVELOPMENT COMPLIANCE
~~APPROVED / NOT APPROVED~~



Economic Development and Spatial Planning

COPY 3rd Annexure B

Room LG004 | Basement | Isivuno House | 143 Lillian Ngoyi Street (Van der Walt) | Pretoria | 0002
PO Box 3242 | Pretoria | 0001
Tel: 012 358 7426 |
Email: CityP_Registration@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOfTshwane

My ref: CPD9/2/4/2 – 4543T – ITEM#27936
Your ref:
Contact person: E DAWOOD
Section/Unit: DEVELOPMENT COMPLIANCE

Tel: 012 358 4939
Fax:
Email: EBRAHIMD@tshwane.gov.za

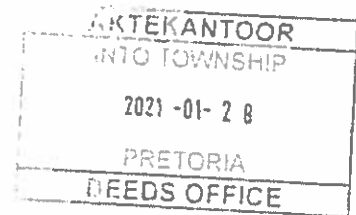
The Registrar of Deeds

Private Bag X183

PRETORIA

0001

Sir/Madam



ESTABLISHMENT OF TOWNSHIP: ZWARTKOPPIES EXTENSION 47

AMENDMENT OF CONDITIONS OF ESTABLISHMENT

Find attached hereto copies of letters dated 12-11-20 addressed to the Registrar of Deeds and the Surveyor General, the contents are self-explanatory.

Yours faithfully

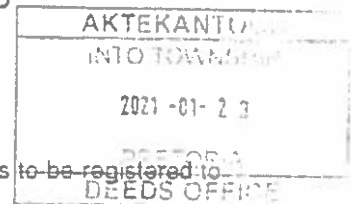
f GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING

Date: 12/1/2021

TE 1 Second Amendment of COE to Registrar of Deeds

Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Lefapha la Tsweliso-pele ya Ikonomi le Polane ya Sebaka • UmNyango wezokuThuthuthukiswa kwezomNotho namaPlani weeNdawo • Kgoro ya Thabollo ya Ikonomi le Thulaganyo ya Mafelo • Muhasho wa Mvelediso ya Ekonomi na Vhupulani ha Fhetu • Ndzawulo ya Nhlusukiso wa Ikonomi na Vupulani bya Ndwana • Umnyango wezokuthuthukiswa komnotho nakuhlelwa kwendawo

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY BALWIN PROPERTIES LIMITED (2003/028851/06 (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) IN TERMS OF SECTION 16(4)(f)(i) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE EXTENSION OF THE TOWNSHIP BOUNDARY OF ZWARTKOPPIES EXTENSION 47 TOWNSHIP TO INCLUDE PORTION 301 OF THE FARM ZWARTKOPPIES NO 364-JR, GAUTENG PROVINCE HAS BEEN APPROVED



1. CONDITIONS OF EXTENSION

1.1 REGISTRATION OF SERVITUDES

The township owner shall at its own costs cause the following servitudes to be registered to the satisfaction of the City of Tshwane Metropolitan Municipality:

- (a) None

1.2 GENERAL

The township owner shall comply with the provisions of section 16(7) of the By-law and satisfy the City of Tshwane Metropolitan Municipality that –

1.2.1 Amendment Scheme

The relevant amendment scheme in terms of Section 16(4)(d) of the By-law read with section 16(4)(g)(v) is in order and shall be published in terms of section 16(9)(a) and (b) in accordance with COT: F/28.

1.2.2 Name of Township, street names and numbering

The name of the township as well as the street names and numbers have been approved by the Municipality and is indicated on the **General Plan SG No 3843/2018** in accordance with Schedule 5 and Section 42 of the By-law.

1.2.3 Geotechnical conditions in terms of section 28(12) to (14)

A geotechnical report has been submitted in order to determine the soil suitability of the land and indicating the various classes of soil according to the NHBRC classification on which the township is to be established and the said report shall be favourable.

If it is determined that the property falls within a dolomitic area the applicant shall provide proof that a dolomitic stability and foundation investigation has been carried out and a report compiled from the results, indicating areas suitable for development and specifying conditions under which development may take place, has been submitted and accepted by the Municipality and the Council for Geoscience.

The Engineer Geologist has certified that he/she compared the final layout plan of the township with the geological report in conjunction with the consulting town planner and he/she is satisfied that buildings can be erected on every erf. If any special arrangements have to be made for any erf the township owner shall provide proof that these arrangements have been made to the satisfaction of the Municipality.

If required by the Municipality to do so, the township owners shall have the layout plan for the township vetted by the Council for Geoscience.

1.2.4 Property-Homeowners Association or other entity to be established.

A Property-Homeowners Association or other entity to be established by the township owner to the satisfaction of the Municipality as contemplated in Section 34, read with Schedule 19 of the By-Law and which Property-Homeowners Association or other entity shall have as its

main purpose the provision and maintenance of engineering services and public open space

1.2.5 Engineering Services

- (i) Access is available to the township and that access to a public street system is available to all erven in the township whether by means of a private or public street in terms of section 28(5) of the By-law.
- (ii) The portions of the road reserves adjoining the proposed township, and which are required for the proper installation and maintenance of municipal services, shall be acquired by the township owner.
- (iii) Engineering Services read with Chapter 7 of the By-law: The township owner shall, at its (or his or her) costs provide such engineering services, social infrastructure and open spaces as the Municipality may deem necessary for the proper development of the land development area and/or land development application; provided that the Municipality may, for that purpose, enter into an engineering services agreement with the owner of the land development area, in terms of the By-law, other law and as may be required in accordance with section 49 of the Act;
- (iv) The township owner shall for the purpose of providing such engineering services reach agreement to the satisfaction of, and with the City of Tshwane on the availability and provision of engineering services for the township, which agreement shall indicate the standard of services to be provided and obligations of the Township Owner and the City of Tshwane with regard to the provision of internal and external engineering services and the payment of engineering services contribution toward the provision of such services in terms of section 21(3) of the by-law and section 49 of Spatial Planning and Land Use Management Act, (Act 16 of 2013).
- (v) 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.

1.2.6 Department Mineral Resources

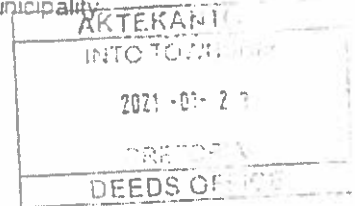
The comments of the Department: Mineral Resources was obtained.

1.2.7 EIA read with Schedule 6 (18) of the By-law.

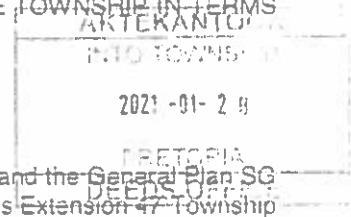
A record of decision from the Gauteng Department of Agriculture and Rural Development shall be obtained in terms of the provisions of the Environmental Management Act, 1998 (Act 107 of 1998) and conditions that may have been imposed in the record of decision shall be complied with at the cost of the township owner.

1.2.8 General Plan

- (a) The General Plan for Zwartkoppies Extension 47 shall be endorsed to incorporate Erf 1744, Zwartkoppies Extension 47 Township (previously known as Portion 301 of the farm Zwartkoppies No 364-JR vide SG Diagram No 1172/2020)
- (b) The township owner shall comply with the provisions of section 16(6) and 29 (where applicable) of the By-law.



2. CONDITIONS OF ESTABLISHMENT RELATING TO THE TOWNSHIP WHICH SHALL REMAIN APPLICABLE TO THE TOWNSHIP AND ERVEN IN THE TOWNSHIP IN TERMS OF SECTION 16(4)(f) AND (g)(ii)



2.1 DESIGN

The boundaries of Zwartkoppies Extension 47 has been extended and the General Plan SG No 3843/2018 has been endorsed to include Erf 1744, Zwartkoppies Extension 47 Township (previously known as Portion 301 of the farm Zwartkoppies No 364-JR).

a. PROVISION AND INSTALLATION OF ENGINEERING SERVICES

The Township Owner shall at his cost provide the township with such engineering services, social infrastructure and open spaces as the Municipality may deem necessary for the proper development of the township and comply with the engineering services agreement entered into between the township owner and the Municipality as required in terms of Section 21(3) of the By-law and in accordance with section 49 of the Spatial Planning and Land Use Management Act, 16 of 2013.

b. ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of the adjacent roads and all stormwater running off or being diverted from the roads and higher lying areas shall be received and disposed of, to the satisfaction of the Municipality.

c. CONDITIONS IMPOSED BY THE GAUTENG PROVINCIAL GOVERNMENT: DEPARTMENT OF ROADS AND TRANSPORT.

- (i) If circumstances change in the opinion of the Municipality in such a manner that roads and/or PWV routes under the control of the said Department are affected by the proposed layout of the township, the township owner shall resubmit the application for the purpose of fulfillment of the requirements of the controlling authority in terms of the provisions of Section 48 of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001).
- (ii) The township owner shall comply with the conditions of the Department as set out in the Department's letters dated 2 March 2018.
- (iii) The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Roads and Transport (hereafter referred to as Gautrans) has granted consent for the development.
- (iv) The access to the land development area will be designed by a professional engineer and constructed in accordance with the latest requirements as laid down by Gautrans.
- (v) Access to the township will be provided from Lagoon Drive
- (vi) Lines of no access will be applicable as shown on Layout Plan CPD/ZWARTKOPPIES X47/ext.boundaries/2
- (vii) A physical barrier, in compliance with EXECUTIVE COMMITTEE RESOLUTION NO. 1112 of 26 June 1978 and signed by the Deputy Director-General: Community Development and in accordance with the most recent standards of Gautrans will be erected along the lines of no access on the boundary of the development area fronting on provincial roads.
- (viii) Except for the physical barrier referred to in the paragraph above, a swimming pool and any essential stormwater drainage structure, no building or structure of any kind which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the erf within a distance less than 16m from the boundary of the erven abutting on Road R104 (P154-1 (K22), nor shall any alteration or addition to any existing structure of building situated within such distance of the said boundary be made except with the consent in writing of Gautrans and SANRAL.

- (viii) In terms of EXECUTIVE COMMITTEE RESOLUTION, NO 1112 of 26 June 1978, as signed by the Deputy Director-General: Community Development, the following building lines are applicable:

16m building line from Road R104 (P154-1)(K22) affecting Erf 1744.

2021-01-20

- (ix) The applicant shall arrange for the drainage of the development area to fit in with that of Provincial Road R104 for all stormwater running off or being diverted from Provincial Roads R104 to be received and disposed of.

- (x) No advertisements that may be visible from Provincial Road R104 shall be displayed without the written approval of Gautrans, and the Municipality.

d. CONDITIONS IMPOSED BY THE GAUTENG PROVINCIAL GOVERNMENT: DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT (GDARD)

- (a) Should the township not be proclaimed in terms of section 16(9) of the By-law before September 2021 the application to establish the township, shall be resubmitted to the Department of Agriculture, and Rural Development' authorisation in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended.
- (b) The township owner shall at his own costs comply with and strictly adhere to all the conditions and/or requirements imposed by the Department of Agriculture and Rural Development including those by which exemption has been granted from compliance with the Environmental Impact Assessment Regulations, 2014, promulgated on 4 December 2014 in terms of section 21, 22 and 26 of the Environmental Conservation Act, (Act 73 of 1989) or the National Environmental Act, 1998 (Act 107 of 1998) as amended and the Regulations thereto, as the case may be for the development of this township.

e. CONDITIONS IMPOSED BY NATIONAL AND REGIONAL ROADS AUTHORITIES

The township owner shall, at its own cost, comply with and strictly adhere to all the conditions and/or requirements imposed by the South African National Roads Agency Limited, the Department of Roads and Transport (Gauteng Provincial Government) and where applicable as imposed by the Municipality. Comments per phase must be obtained from SANRAL even if the township is not directly affected by a SANRAL road.

f. ACCESS CONDITIONS

- (a) Access to or egress from the township shall be provided to the satisfaction of the Municipality.
- (b) No access to or egress from the township shall be permitted along the lines of no access as indicated on the approved layout plan of the township No. CPD/ZWARTKOPPIES X47/ext.boundaries/2
- (c) No access to or egress from the township shall be permitted via the N4.

3. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTRABLE WHICH SHALL BE READ WITH THE CONDITIONS OF ESTABLISHMENT INDICATED IN 2 ABOVE IN TERMS OF SECTION 16(10) OF THE BY-LAW AND SECTION 53 OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 16 OF 2013

a. REFUSE REMOVAL

- (a) 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 City of Tshwane Metropolitan Municipality.
- (b) The township owner shall provide sufficient refuse collection points in the township

and shall make arrangements to the satisfaction of the Municipality for the removal of all refuse.

b. REMOVAL OR REPLACEMENT OF EXISTING SERVICES

If, by reason of the establishment of the township, it should be necessary to remove or replace any existing municipal, TELKOM and/or ESKOM services, the cost of such removal or replacement shall be borne by the township owner. For purposes of removal or replacement the township owner shall, at its own costs, protect the services by means of the registration of servitudes in favour of the City of Tshwane, TELKOM and/or ESKOM should it be deemed necessary.

c. DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own costs cause all existing buildings/structures situated within the building line reserves, side spaces, or over common boundaries to be demolished to the satisfaction of the Municipality, when requested thereto by the Municipality or where buildings/structures are dilapidated.

d. RESTRICTION ON REGISTRATION AND TRANSFER OF ERVEN FROM THE TOWNSHIP

In terms of section 16(10) of the By-law read with section 53 of Spatial Planning and Land Use Management Act, (Act 16 of 2013) no property(ies) or land and/or erf/erven and/or sections and/or units, sectional title schemes/register or other registration transaction/s, in a land development area, which registration transactions results from a land development application(s), may be submitted by the applicant and/or owner, to the Registrar of Deed for registration, including transfer and the registration of a Certificate of Consolidated Title and/or Certificate of Registered in the name of the owner;

prior to the Municipality certifying to the Registrar of Deeds that:

- (i) all engineering services have been designed and constructed to the satisfaction of the Municipality, including the provision of guarantees, and maintenance guarantees, for services having been provided to the satisfaction of the Municipality as may be required;
- (ii) all engineering services contributions and open spaces and parks contributions and/or development charges and/or other monies have been paid;
- (iii) all engineering services have been or will be protected to the satisfaction of the Municipality by means of servitudes;
- (iv) all conditions of the approval of the land development application have been complied with or that arrangements for compliance to the satisfaction of the Municipality have been made, which arrangements shall form part of an agreement read with Chapter 7 of the By-law, to the satisfaction of the Municipality;
- (v) it is in a position to consider a final building plan; and
- (vi) all the properties have either been transferred in terms of subsection 16(11) hereof or shall be transferred simultaneously with the first transfer or registration of a newly created property or sectional title scheme.

3.7 ESTABLISHMENT OF AN ENTITY IN TERMS OF SECTION 34 WITH SCHEDULE 19 OF THE BY-LAW

The township owner shall at his / her cost establish a Property-Homeowners Association or other entity as may be approved by the municipality and as contemplated in section 34 read with schedule 19 of the By-law, with the main object of the entity being to retain and maintain the private engineering services in the township. The township owner shall further submit proof that such entity has been duly formed, before a section 16(10) Certificate shall be issued in terms of the By-law.



4. DISPOSAL OF EXISTING CONDITIONS OF TITLE IN TERMS OF SECTION 15(4)(g)

All erven shall be made subject to all the existing conditions of title, if any:

a. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to all the existing conditions of title, if any: DEEDS OFFICE

4.1. Excluding the following servitudes which affect only that portion of Erf 1744 indicated by the Figure ABCDEFGHJnpqrstuvwxyA on diagram SG No 1172/2020:

- a) Notarial Deed of Servitude No K 766/2017 S in favour of Transnet for a pipeline 6 metres wide, with ancillary rights, as indicated on diagram SG No 1660/2012.
- b) Notarial Deed of Servitude NO K 9665/2019 S in favour of the General Public for access purposes and for municipal services, measuring 4100 square metres, with ancillary rights, indicated on diagram SG No 1977/2019.
- c) Notarial Deed of Servitude No K 9666/2019 S in favour of the City of Tshwane Metropolitan Municipality for stormwater purposes, 5 metres wide, with ancillary rights, as indicated on diagram SG No 1978/2019.

5. CONDITIONS OF TITLE.

a. CONDITIONS OF TITLE IMPOSED IN FAVOUR OF THE MUNICIPALITY IN TERMS OF THE SECTION 15(4)(G) OF THE BY-LAW.

5.1.1 ALL ERVEN

- (a) Each erf is subject to a servitude, 2m wide, in favour of the Municipality, for sewerage and other municipal purposes, along any boundary other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the Municipality: Provided that the Municipality may dispense with any such servitude.
- (b) No building or other structure or any part of its foundation shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2m thereof.
- (c) The Municipality shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the process 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 Municipality.

5.2 CONDITIONS OF TITLE IMPOSED IN FAVOUR OF THIRD PARTIES

5.2.1 Erf 1744

- (a) Each and every owner of the erf or owner of any sub-divided portion of the erf or owner of any unit thereon, shall on transfer automatically become and remain a member of Home Owners Association and shall be subject to its Constitution until he/she ceases to be an owner and such owner shall not be entitled to transfer the erf or any sub-divided portion thereof or any interest therein or any unit thereon, without a clearance certificate from the Home Owners Association certifying that the

provisions of the Constitution have been complied with.

- (b) The Home Owners Association shall maintain the stormwater attenuation system on the erf, to the satisfaction of the Municipality.

6. **CONDITIONS CONTAINED IN THE AMENDMENT SCHEME IN TERMS OF SECTION 16(4)(G)(v) INCORPORATED THE TSHWANE TOWN PLANNING SCHEME, 2008 (REVISED 2014)**

a. **ERF 1744, ZWARTKOPPIES EXTENSION 47 TOWNSHIP**

			AKTEKANTO
1	Use Zone	4: RESIDENTIAL 4	INTO TOWN
2	Uses permitted	(1) Block of Flats (2) Clubhouse (3) Caretaker's Flat (4) Guard House	2021-01-20 PRETORIA DEEDS OFFICE
3	Uses with consent	Table B, Column (4)	
4	Uses not permitted	Table B, Column (5)	
5	Definitions	For the purpose of this scheme: (1) Block of Flats shall mean two (2) or more Dwelling-Units facilities limited to (1344 Dwelling-units) of one or more storeys contained in a building and may include other communal and subservient. (2) Clubhouse shall mean land and buildings (restricted to 2000m²) used for private meetings by a group of people with a collective aim and belonging to a club or association and may include a Place of Refreshment and children's play area ancillary and subservient to the main use, laundry facilities, cafeteria, convenience store for the residents only, a cinema, which land and buildings are used by the residents and their guests only and may include a Place of Refreshment, a spa which means a place with therapeutic services such as massages, saunas, a hair salon, a gymnasium and other recreational facilities including squash courts, soccer fields, coffee shop, ATM, Internet Café, for exclusive use by the employees and residents on the property. (3) All other uses: Clause 5	
6	Density	Maximum of 1344 Dwelling-units on the property.	
7	Coverage	22%	
8	Height	4 Storeys (15 meters)	
9	Floor area ratio	0.78	
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, 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	Street Building Lines	(1) R104: 16m (2) All other uses: Clause 9
12	Building Restriction Areas	Clause 12, Table A
13	Parking requirements	Clause 28, Table G
14	Paving of traffic areas	All parts of the property upon which motor vehicles are allowed to move or park shall be provided with a permanent dust-free surface, which shall be drained and maintained, to the satisfaction of the Municipality.
15	Access to the erf	Entrances to and exits from the erf shall be sited, constructed and maintained to the satisfaction of the Municipality.
16	Loading and off-loading facilities	Not required.
17	Turning facilities	Not applicable.
18	Physical barriers	Clause 18(8).
19	Health measures	(1) Any requirements for air pollution-, noise abatement- or health measures set by Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality. (2) Air-conditioning units or compressors shall not be mounted to the exterior walls of buildings without the prior permission of the Municipality.
20	Outdoor advertisement	Clause 30(2)
21	Detrimental soil conditions	Clause 19
22	Open Space	Clause 14(3)(a)
23	General: (1) The external water and sewer provision shall be indicated on the Site Development and Building Plans and be upgraded by the owner (in accordance with the accepted engineers report), and an inspection certificate must be provided by the Engineer before the occupation certificate may be issued. (2) Water supply for purposes of landscaping/gardening shall be solely from the rainwater harvesting/borehole system. Such Systems shall be marked clearly, assuring it is not to be used for human consumption. (3) 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).	

Our Ref.: F3710 Cond Est 5 November 2020





agriculture, land reform
& rural development

Department:
Agriculture, Land Reform and Rural Development
REPUBLIC OF SOUTH AFRICA

"Annexure
C"

OFFICE OF THE REGISTRAR OF DEEDS, PRETORIA, PRIVATE BAG X 183, CORNER PRETORIUS AND BOSMAN
STREETS, PRETORIA, 0001. TEL: (012) 338 7000, FAX: (012) 338 7103

City of Tshwane

Your Ref: N Le Roux
Our Ref: AF Gwangwa

Re: Portion 301 of the farm Zwartkoppies 364 JR. EXTENSION OF TOWNSHIP BOUNDRIES
(Zwartkoppies X47 TOWNSHIP).

Dear Sirs/Madam

In the communication between the office of the Registrar of Deeds and the Surveyor General it was confirmed by the Surveyor General that the Farm Portion can be incised on the General Plan of the township of Zwartkoppies X 47. The Registrar of Deeds has no objection to the Municipality proceeding with the placement of the Proclamation Notice of the farm Portion to an Erf in the township of Zwartkoppies X 47.

Signed:

Regards

G Ngapo

Acting Registrar of Deeds Pretoria

Date: 12/02/2021

PROD DEEDS REGISTRATION SYSTEM - PRETORIA
PREPARED BY : DRS01319 - MKHONDO REGINA

DATE : 20210219 TIME : 11:06:31.8 PAGE : 2

PROPERTY DETAILS PRINT FOR PORTION 0
ERF NO 168
TOWNSHIP BUSHVELD VIEW ESTATE EXT 3
REG DIV JQ

PROVINCE NORTH WEST
PREV DESCRIPTION
DIAGRAM DEED NO T56515/2013
EXTENT 1120 SQM
CLEARANCE MADIBENG LOCAL MUNICIPALITY
SG PLAN NUMBER 2735/2006

FIRM NR : 999
FIRM NAME : DEEDS OFFICE PRETORIA
FILE NR : PREP
FEE AMOUNT: R .00

INTERDICTS	CASE NUMBER	CASE DATE/TITLE NR	NOTED ON
I-6081/2007C			20070620

NO DOCUMENTS

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	DATE OF BIRTH	TITLE DEED	MMD	SCAN/MICRO REF
MOGALE AGONIKITSI	20130408	R360000.00		6002105136089	60/02/10	T56515/2013	0730	20130925081020
MOGALE MIHLOTI PHILADELPHIA	20130408	R360000.00		7210020513089	72/10/02	T56515/2013	0730	20130925081020

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

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FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***

PROPERTY DETAILS PRINT FOR PORTION 0
ERF NO 178
TOWNSHIP NEWLANDS PTA EXT 2
REG DIV JR

PROVINCE GAUTENG
PREV DESCRIPTION
DIAGRAM DEED NO T57810/1990
EXTENT 939 SQM
CLEARANCE CITY OF TSHWANE METROPOLITAN MUNICIPALITY

FIRM NR : 999
FIRM NAME : DEEDS OFFICE PRETORIA
FILE NR : PREP
FEE AMOUNT: R .00

NO INTERDICTION

DOCUMENTS	HOLDER & SHARE	AMOUNT	O/P/A	SCAN/MICRO REF	MDD
B92167/2008	STANDARD BANK OF SOUTH AFRICA LTD	R1215000.00		20081020132957	1008

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	DATE OF BIRTH	TITLE DEED	MDD	SCAN/MICRO REF
SAMBO MHLATI PHILADELPHIA				7210020513089	72/10/02	T92409/2008	1008	20081020132748
0.500000 1/2	20080721	R1350000.00	0					
MOGALE AGONIKITSI				6002105136089	60/02/10	T92409/2008	1008	20081020132748
0.500000 1/2	20080721	R1350000.00	0					

THE SUM OF THE SHARE TOTALS IS : 1.000000

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PROPERTY DETAILS PRINT FOR PORTION 0
ERF NO 5484
TOWNSHIP GA-RANKUWA UNIT 4
REG DIV JR

PROVINCE NORTH WEST
PREV DESCRIPTION
DIAGRAM DEED NO TG3281/1985BP
EXTENT 727 SQM
CLEARANCE CITY OF TSHWANE METROPOLITAN MUNICIPALITY

FIRM NR : 999
FIRM NAME : DEEDS OFFICE PRETORIA
FILE NR : PREP
FEE AMOUNT: R .00

INTERDICTS
I-2176/2014C

CASE NUMBER

CASE DATE/TITLE NR
20140318 /

NOTED ON
20180511

DOCUMENTS	HOLDER & SHARE	AMOUNT	O/P/A	SCAN/MICRO REF	MDD
BG8490/2010	STANDARD BANK OF SOUTH AFRICA LTD	R5000.00		20100819073620	0226
BG90710/2008	STANDARD BANK OF SOUTH AFRICA LTD	R250000.00		20100819073536	1001
ART 2 WET 112/1991	NOU ETENDOMSREG				1020
ART 2 WET 112/1991					1104

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	DATE OF BIRTH	TITLE DEED	MDD	SCAN/MICRO REF
MALULEKA GERALD	20091111	R3250000.00		6212025704086	62/12/02	TG3281/1985BP	1015	20100819073427
						TG11725/2010	0226	20100819073355

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*** END OF REPORT ***

AGENDA

Meeting between PAA Property Committee and the Registrar of Deeds Pretoria

To be held on 18 February 2021

At the Office of the Registrar of Deeds Pretoria at 11h00

1. WELCOME, ATTENDANCES AND APOLOGIES

2. APPROVAL OF PREVIOUS MINUTES

3. MATTERS ARISING

- a) Office progress on backlogs (examination, data, micro) D/O
- b) Examiners not removing notes. D/O
- c) Wrong lodgements by prep clerks. D/O
- d) Improvement on quality of delivered deeds. D/O
- e) RC1/2021-withdrawal fee and procedures. D/O
- f) Dots opened earlier on month end. D/O

4. NEW MATTERS

- a) Incisions-Tshwane. D/O
- b) Mpumalanga court ruling -By-laws. D/O
- c) Deeds View. PAA-Jody
- d) Removal of restrictive conditions. PAA. Willie--Brown

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