

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY UNIQUON WONINGS (PROPRIETARY) LIMITED [REG. NO. 1999/001441/07], HEREINAFTER REFERRED TO AS THE APPLICANT, 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 PORTION 645 (A PORTION OF PORTION 4) OF THE FARM THE WILLOWS 340 JR, HAS BEEN GRANTED

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

1.1 PROVISION AND INSTALLATION OF SERVICES

The applicant shall make the necessary arrangements with the local authority 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 not sufficient to accommodate the township, special arrangements will have to be made after consultation with the applicable departments in the local authority.

1.2 GENERAL

(a) The applicant shall satisfy the City of Tshwane Metropolitan 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 as an approved township.
- (ii) Satisfactory access is available to the township and that a street system is available to all erven in the township.
- (iii) A favourable geotechnical/geological report has been submitted.
- (iv) The name of the township as well as the street names have been approved.
- (v) The relevant administrative decision of the Gauteng Department of Agriculture, Conservation and Environment has been obtained in terms of the provision of the Environment Conservation Act, 73 of 1989 or the National Environmental Management Act, 107 of 1998 as the case may be and that any condition under which such administrative decision has been granted will be incorporated in the conditions of establishment of the proposed township, at the cost of the applicant.
- (vi) The portions of the road reserves adjoining the proposed township, if any, and which are required for the proper installation and maintenance of the Municipality's services, must be acquired by the township owner;
- (vii) A Section 21 Company shall be registered by the Developer in terms of the provisions of the Companies Act, 1973 (Act 61 of 1973). A copy of the registered Deed of Association (CM4) and the Company's Statutes must be submitted to the City of Tshwane Metropolitan Municipality.

The Deed of Association and Company's Statutes must clearly state what the main objective of the Company is and who is responsible for the internal engineering services of the development (i.e. water, sewerage, electricity and the road and storm water services). The developer is deemed to be a member of the Section 21 Company, with all the rights and obligations of an ordinary member, until the last erf has been transferred.

- (viii) In view of roads N4, K69 and P154-1 (K22/R104), a services report, containing the stormwater design proposal, shall be submitted to the South African National Roads Agency Limited for approval.

- (b) The applicant shall comply with the provisions of Sections 72, 75 and 101 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 WILLOW PARK MANOR EXTENSION 65.

2.2 DESIGN

The township shall consist of streets and erven as indicated on General Plan S.G. No. 6154/2008.

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 the rights to minerals, but excluding the following condition which does not affect the township or erven in the township:

- B. Subject to a servitude of way-leave for conveyance of electric energy by means of overhead transmission lines and underground cables in favour of the City Council of Pretoria by virtue of Notarial Deed No. 1432/1960-S registered on 9th December, 1960, as will more fully appear from the said Notarial Deed and diagram annexed thereto.

2.4 ACCESS

- (a) No ingress from National Route N4 to the township and no egress to National Route N4 from the township shall be allowed; Provided that with the consent of the South African National Road Agency Limited, ingress from and egress to Rooiberg Street within the township may be permitted to ensure access to Portion 165 of the farm The Willows 340 JR.
- (b) No ingress from Provincial Road K69 to the township and no egress to Provincial Road K69 from the township shall be allowed.
- (c) With exclusion of approved township access and unless the consent in writing of the South African National Roads Agency Limited has been obtained, no ingress from Road P154-1 (K22/R104) to the township and no egress to Road P154-1 (K22/R104) shall be allowed.
- (i) Ingress from Road P154-1 (K22/R104) to the township and egress to Road P154-1 (K22/R104) from the township shall be restricted to the intersection of Mokwa Street with such road.
- (ii) The township owner shall at his own expense arrange for a geometric lay-out design (scale 1:500) of the ingress and egress points referred to in (c)(i) above and specifications for the construction of the junctions to be compiled and shall submit it to the South African National Roads Agency Limited for approval. After the design and specifications have been approved, the township owner shall construct the entrances at his own expense to the satisfaction of the South African National Roads Agency Limited.

2.5 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 the N4, K69 and P154-1 (K22/R104) and he shall receive and dispose of the stormwater running off or being diverted from these roads.

2.6 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

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

2.7 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

- (a) The township owner shall at his own expense erect a brick wall or security fence (at least 2.0 m high) on property boundaries bordering on the N4, K69 and Road P154-1 (K22/R104), approved township access excluded, to the satisfaction of the South African National Roads Agency Limited, as and when required by him to do so, and the township owner shall maintain such brick wall or security fence 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 brick wall or security fence rests with the latter.
- (b) The township owner shall at his own expense erect a brick wall of at least 2.5 m high, along the western boundary of the township, approved township access excluded, to the satisfaction of the City of Tshwane Metropolitan Municipality, and the township owner shall maintain such wall 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 wall rests with the latter.

2.8 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.

2.9 REMOVAL OF LITTER

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

2.10 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.

2.11 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

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

2.12 COMPLIANCE WITH CONDITIONS IMPOSED BY GDACE

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Agriculture, Conservation and Environment (GDACE) 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.

2.13 LAND TO BE TRANSFERRED TO THE SECTION 21 COMPANY

The following erven shall be transferred to the Section 21 Company within a period of 6 months after proclamation of the township or when the first erven in the township become transferable, whichever the sooner, by and at the expense of the township owner:

Erven 563 and 564 (Access, access control and essential engineering services)

Erven 569 and 570 (Street and access purposes)

Erf 562 (Existing cemetery)

Erf 565 (Private open space)

Erven 566, 567 and 568 (Private open space, Stormwater runoff control and management)

2.14 THE DEVELOPER'S OBLIGATIONS

(a) ASSOCIATION AND STATUTES

The developer must register a Section 21 Company in terms of the provisions of the Companies Act, 1973 (Act 61 of 1973). All the owners of erven in the township must become members of the Section 21 Company. A copy of the registered Deed of Association (CM4) and the Company's Statutes must be submitted to the City of Tshwane Metropolitan Municipality.

The Section 21 Company Deed of Association and Statutes must clearly state that the main objective of the said Company is the maintenance of the internal engineering services of the development. The developer is deemed to be a member of the Section 21 Company, with all the rights and obligations of an ordinary member, until the last erf has been transferred.

Upon transfer, the owner of each erven, 438 to 561, must automatically become a member of the Section 21 Company and remain a member until he or she ceases to be the registered owner of that erf, which condition must be included in the title deed of the portion.

(b) PROVISION OF ENGINEERING DRAWINGS

The developer must submit to the City of Tshwane Metropolitan Municipality complete engineering drawings in respect of internal sewers and sewer connection points and complete engineering drawings in respect of the internal road and storm water systems as well as water and electricity services, prior to the commencement of the construction of the said services.

(c) PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

Before any erf is transferred, the City of Tshwane Metropolitan Municipality must be provided with a certificate by a Professional Engineer for water, sewerage, electricity, and the internal road and storm water systems, in which it is certified that the internal engineering services have been completed and that the engineers accept liability for the services. The City of Tshwane Metropolitan Municipality may at its own discretion allow an exception in respect of the internal road and storm water systems. If this is the case, the developer must give the City of Tshwane Metropolitan Municipality an undertaking that the developer will complete this service on or before a certain date and must provide the City of Tshwane Metropolitan Municipality with a guarantee issued by a recognised financial institution.

No building plans will be approved before the services are completed and (if applicable) taken over by the divisions of the Service Delivery Department.

(d) MAINTENANCE PERIOD AND GUARANTEE

A maintenance period of 12 (twelve) months shall commence when the last of the internal engineering services (i.e. water, sewerage, electricity, and the road and storm water systems) have been completed. The developer must furnish the Section 21 Company with a maintenance guarantee, issued by a recognised financial institution, in respect of poor workmanship and/or materials with regard to the civil engineering services and the electricity services, which guarantee must be for an amount that is equal to 5% of the contract cost of the civil services and 10% of the contract cost of the electrical services, and proof of this must be submitted to the City of Tshwane Metropolitan Municipality.

2.15 RESTRICTION ON THE ALIENATION OF LAND

Regardless of the issuing of a certificate as contemplated in Section 82(1)(b)(ii)(cc) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), no erf in the township may be transferred or dealt with otherwise until the City of Tshwane Metropolitan Municipality certifies that the developer has complied with the provisions of condition 2.14 above.

2.16 DEPARTMENT OF PUBLIC TRANSPORT, ROADS AND WORKS: ACOUSTIC SCREENING MEASURES

The applicant shall be responsible for any costs involved in the erection of acoustic screening along K69 (Hans Strijdom Drive) and P154-1 (K22/R104) (Bronkhorstspuit Road), if and when required.

2.17 COMPLIANCE WITH CONDITIONS IMPOSED BY THE DEPARTMENT OF PUBLIC TRANSPORT, ROADS AND WORKS

The township owner shall at his own expense comply with conditions imposed, if any, by which the Gauteng Department of Public Transport, Roads and Works has granted consent for the development.

2.18 COMPLIANCE WITH CONDITIONS IMPOSED BY THE SOUTH AFRICAN NATIONAL ROADS AGENCY LIMITED

The township owner shall at his own expense comply with conditions imposed by which the South African National Road Agency Limited has granted consent for the development.

2.19 OBLIGATIONS WITH REGARD TO THE CONSTRUCTION AND AESTHETICAL TREATMENT OF STREETS

The aesthetical treatment of streets and pedestrian areas shall be in accordance with an Aesthetical and Pedestrian Master Development Plan to the satisfaction of the City of Tshwane Metropolitan Municipality.

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 WITH EXCEPTION OF ERVEN 563 AND 564 (ACCESS, ACCESS CONTROL AND ESSENTIAL ENGINEERING SERVICES), ERF 562 (CEMETERY), ERF 565 (PRIVATE OPEN SPACE), ERVEN 566, 567 AND 568 (PRIVATE OPEN SPACE,

STORMWATER RUNOFF CONTROL AND MANAGEMENT) AND ERVEN 569 TO 570 (STREETS)

- (a) The erf shall be subject to a servitude, 2 m wide, for municipal services (water, sewer, electricity and stormwater) (hereinafter referred to as 'the services'), in favour of the City of Tshwane Metropolitan Municipality, along any two boundaries, except in respect of a street boundary: Provided that the City of Tshwane Metropolitan 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 from it.
- (c) The City of Tshwane Metropolitan Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during laying, maintenance or removal of such services and other works which in its discretion it regards necessary, 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 laying, maintenance or removal of such services and other works.

3.1.2 ERVEN 563 AND 564

- (a) The erven represent a servitude of right of way and access in favour of Erven 438 to 562 and Erven 565 to 570.
- (b) The erven represent a servitude area for essential engineering services in favour of the City of Tshwane Metropolitan Municipality.

3.1.3 ERVEN 438 TO 562 AND ERVEN 565 TO 570

The erven are entitled to a servitude of right of way and access over Erven 563 and 564.

3.1.4 ERVEN 569 AND 570

- (a) The erven represent a servitude of right of way in favour of Erven 438 to 568.
- (b) The erven represent a servitude area for essential engineering services in favour of the City of Tshwane Metropolitan Municipality.

3.1.5 ERVEN 438 TO 568

The erven are entitled to a servitude of right of way over Erven 569 and 570.

3.1.6 ERVEN 485 AND 510 AND ERVEN 442, 518 AND 526

The erven are subject to a servitude for stormwater runoff control and management, 5 metres wide, as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.

3.1.7 ERF 509

- (a) The erf is subject to a servitude for stormwater runoff control and management, 5 metres wide, as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.
- (b) The erf is subject to a sewer and electrical servitude, 4 metres wide, as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.

3.1.8 ERF 441

- (a) The erf is subject to a servitude for stormwater runoff control and management, 5 metres wide, as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.
- (b) The erf is subject to a sewer servitude, 2 metres wide, as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.

3.1.9 ERF 521

The erf is subject to a sewer and stormwater servitude, 5 metres wide, as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.

3.1.10 ERF 522

- (a) The erf is subject to a sewer and stormwater servitude, 5 metres wide, as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.
- (b) The erf is subject to a sewer and stormwater servitude, 4 metres wide, as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.

3.1.11 ERVEN 445, 446 AND 447

The erven are subject to a sewer and stormwater servitude, 5 metres wide, as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.

3.1.12 ERF 448

- (a) The erf is subject to a sewer and stormwater servitude, 5 metres wide, as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.
- (b) The erf is subject to a sewer servitude, 2 metres wide, as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.

3.1.13 ERF 449

The erf is subject to a sewer and stormwater servitude, 5 metres wide, as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.

3.1.14 ERF 454

- (a) The erf is subject to a stormwater servitude, 3 metres wide, as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.
- (b) The erf is subject to a sewer servitude, 2 metres wide, as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.

3.1.15 ERF 450

The erf is subject to a sewer and stormwater servitude, 4 metres wide, as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.

3.1.16 ERVEN 451, 452 AND 453

The erven are subject to a sewer servitude, 2 metres wide, as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.

3.1.17 ERVEN 502 TO 506

- (a) The erven are subject to a sewer servitude, 2 metres wide, as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.
- (b) The erven are subject to a stormwater servitude, 2 metres wide, as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.

3.1.18 ERF 500

- (a) The erf is subject to a sewer servitude, 2 metres wide, as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.
- (b) The erf is subject to a stormwater servitude, 2 metres wide, as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.

3.1.19 ERF 501

The erf is subject to a sewer servitude, 2 metres wide as indicated on the General Plan in favour of the City of Tshwane Metropolitan Municipality.

3.1.20 ERVEN 480, 482, 484, 555 AND 558

The erven are subject to a sewer servitude, 2 metres wide, as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.

3.1.21 ERF 479

- (a) The erf is subject to a sewer and electrical servitude, 4 metres wide, as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.
- (b) The erf is subject to a stormwater servitude, 2 metres wide, as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.

3.1.22 ERVEN 554 AND 561

The erven are subject to a stormwater servitude, 2 metres wide, as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.

3.1.23 ERVEN 475 AND 483

The erven are subject to a sewer and stormwater servitude, 4 metres wide, as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.

3.1.24 ERF 549

The erf is subject to a stormwater servitude, 2 metres wide, as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.

3.1.25 ERVEN 543, 551, 552 AND 553

The erven are subject to a sewer and stormwater servitude, 5 metres wide, as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.

3.1.26 ERVEN 547 AND 548

The erven are subject to a sewer servitude, 2 metres wide, as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.

3.1.27 ERF 546

The erf is subject to a sewer and stormwater servitude, 4 metres wide, as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.

3.1.28 ERF 542

- (a) The erf is subject to a sewer servitude, 2 metres wide, as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.
- (b) The erf is subject to a sewer and stormwater servitude, 4 metres wide, as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.

3.1.29 ERVEN 535 AND 537 TO 540

The erven are subject to a sewer and stormwater servitude, 4 metres wide, as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.

3.1.30 ERF 533

The erf is subject to a sewer and stormwater servitude, 5 metres wide, as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.

3.1.31 ERF 534

The erf is subject to a sewer servitude, 2 metres wide, as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.

3.1.32 ERVEN 527, 528 AND 541

The erven are subject to a sewer servitude, 2 metres wide, as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.

3.1.33 ERVEN 455 TO 472 AND 568

The erven are subject to a sewer servitude, 3 metres wide, as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.

3.1.34 ERF 565

The erf is subject to a sewer and stormwater servitude, 5 metres wide, as indicated on the General Plan, in favour of the City of Tshwane Metropolitan Municipality.

3.1.35 ERVEN 566, 567 AND 568

The whole of Erven 566, 567 and 568 represent a servitude for stormwater runoff control and management in favour of the City of Tshwane Metropolitan Municipality.

3.2 CONDITIONS IMPOSED BY THE SOUTH AFRICAN NATIONAL ROADS AGENCY LIMITED IN TERMS OF THE NATIONAL ROADS ACT 54 OF 1971, AS AMENDED

The erven mentioned below shall be subject to conditions of title as indicated as imposed by the South African National Roads Agency Limited:

Erven 445 to 449, 454, 455, 464 to 472, 521, 522, 565, 566 and 568.

- (a) No structure or other thing (including anything which is attached to the land on which it stands even though it does not form part of that land) shall be erected, laid or established

- on the land without the written approval of SANRAL within a distance of 20 metres measured from the N4 as well as from Road P154-1 (K22/R104) road reserve boundary.
- (b) SANRAL will not be held liable for any damage or diminishment in value of the property arising out of any impact the development hereby approved may have on existing storm water drainage on the property. SANRAL hereby reserves its right to impose any conditions in this regard that it deems reasonable in the circumstances.
 - (c) SANRAL will not be held liable should it be found at any future time that noise emanating from the road presents a problem for the development adjacent to the road and therefore either the developer, land owner or Local Authority will be liable for taking such steps as may be necessary to reduce the noise complained of.

4. CONDITIONS WHICH IN ADDITION TO THE EXISTING PROVISIONS OF THE RULING TOWN PLANNING SCHEME, HAVE TO BE INCORPORATED IN PRETORIA TOWN PLANNING SCHEME, 1974, IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986

ERVEN 438 TO 561, WILLOW PARK MANOR EXTENSION 65		
1	Use Zone	XIV: SPECIAL
2	Uses permitted	<p>The erven may be used for industrial, commercial, supportive or similar purposes. For purposes of this scheme, industrial, commercial, supportive or similar purposes may consist of the following:</p> <ol style="list-style-type: none"> (1) Business Buildings: (2) Cellular Base Station and Mast which may be shared (3) Car Market (4) Commercial Uses (5) Exhibition of Trade and Industry (6) High-technological Industrial Uses (7) Industrial Buildings (8) Industries (9) Motortown Uses (10) Motortown-related Uses (11) Motor Workshop (12) Parking Garages: Provided That any part of a parking garage may be used for purposes of a car market, flea market or farmers' market. (13) Parking Sites: Provided That any part of a parking site may be used for purposes of a car market, flea market or farmers' market. (14) Places of Instruction (15) Places of Refreshment for internal use and management (16) Public and/or Private Transport Facilities, Amenities, and Related Infrastructure (17) Restricted Industrial Buildings (18) Restricted Industries, including a car wash, that do not create a disturbance or pollution through excessive noise, smell, dust, radio-activity, gases, vibrations or other offensive conditions for the general public present on the erven (19) Retail Industries (20) Special Buildings that do not create a disturbance or pollution through excessive noise, smell, dust, radio-activity, gases, vibrations or other offensive conditions for the general public present on the erven (21) Spray-painting and panel-beating that do not create an excessive disturbance or pollution through noise, smell, dust, radio-activity, gases, vibrations or other offensive conditions for the general public present on the erven (22) Vehicle Fitment Centre (23) Vehicle Sales Mart (24) Vehicle Testing Centre (25) Warehouses

ERVEN 438 TO 561, WILLOW PARK MANOR EXTENSION 65		
		<p>(26) Wholesale Trading including wholesale trading establishments.</p> <p>(27) Workshops, including motor workshops, that do not create an excessive disturbance or pollution through noise, smell, dust, radio-activity, gases, vibrations or other offensive conditions for the general public present on the erven;</p> <p>Provided That the uses set out in (1) to (27) above shall be interpreted to include such retail trade incidental and subservient to the main use on the erf.</p>
3	Uses with consent	<p>With the consent of the City of Tshwane Metropolitan Municipality, the provisions of Clause 18 excluded, the erven may be used for any land use which is subsidiary and ancillary to the main use.</p> <p>Provided that, when deemed necessary, the City of Tshwane Metropolitan Municipality may direct compliance with Clause 18.</p>
4	Uses not permitted	Noxious industries and noxious industrial buildings.
5	Definitions	<p>For purposes of this Scheme, the following definitions shall apply:</p> <p>Car Market means the temporary display and sale of used vehicles that are roadworthy and of good outward appearance, that may not occur more than twice a week.</p> <p>Commercial Use means logistic centres, distribution centres, wholesale trade, storage, cartage, transport services, laboratories, computer centres, builders' warehouse/yards, commercial printing, commercial bakeries or similar purposes and may include offices / retail trade directly related to and/or subservient to the main use.</p> <p>Exhibition of Trade and Industry means the display of trade, commercial, industrial or similar products, open to the general public and may include conference facilities as well as retail trade in such products for the duration of the exhibition or display.</p> <p>High-technological Industrial Use means land used or a building designed and used for purposes of high-technological manufacturing or research, specialised associated consulting services and related conference, training and office uses, including the normal maintenance and storage facilities, and may include the following:</p> <ul style="list-style-type: none"> – Manufacture of electronic apparatus such as computing and accounting machinery, radio, television and telecommunication equipment and apparatus, professional and scientific measuring and controlling equipment. – Manufacture of watches and clocks, jewellery and related articles. – Manufacture of photographic and optical goods.

ERVEN 438 TO 561, WILLOW PARK MANOR EXTENSION 65

		<ul style="list-style-type: none"> – Manufacture of glass products, musical instruments, data processing and tabulating services, motion picture production, printing (including commercial printing). – Educational and research services and scientific institutions related to the above-mentioned high-technological industrial uses. – Manufacture of bio-medical, medicinal and pharmaceutical products. – Manufacture of pesticides, herbicides, insecticides. – Manufacture of speciality goods and sophisticated plastic products. <p>Motortown Uses mean motor trade and trading agencies, vehicle sales mart for the display and/or sale of cars, motorbikes, trucks, agricultural implements, caravans, trailers and may include the hire of vehicles as an ancillary use.</p> <p>Motortown-related Uses mean the display and sale of tyres, motor spare parts, or similar products as well as the refitting of exhausts, tyres, shock absorbers.</p> <p>Motor Workshop means the repair and service of vehicles and installation of spare parts and accessories.</p> <p>Private Open Space means open space to which the general public has no right of access.</p> <p>Transport Facilities, Amenities and Related Infrastructure means land uses and/or land use components in public and/or private ownership aimed at the transportation of people by rail, bus, taxi or other modes of transport, which may include operational services, support services and related infrastructure such as stations, terminals, bus and/or taxi ranks, modal interchanges, shelter, signage, dedicated open or structured parking, retail trade, office components for management or maintenance and for similar purposes.</p> <p>Use of Erven, where relevant, means the use of land, buildings erected thereon or buildings to be erected thereon.</p> <p>Vehicle Fitment Centre means the testing of vehicles and their components, the fitment of mechanical, electric and electronic accessories to vehicles and sale of accessories or components associated therewith, such as exhausts, tyres, wheels, shock absorbers, wheel alignment, audio and audio-visual equipment, electric and electronic equipment or similar purposes and may include workshops incidental thereto.</p> <p>Vehicle Sales Mart means the display and sale of roadworthy cars, trucks, agricultural implements,</p>
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ERVEN 438 TO 561, WILLOW PARK MANOR EXTENSION 65		
		<p>caravans, tractors, trailers, and may include the hiring of vehicles/implements as ancillary use.</p> <p>Vehicle Testing Centre means the testing of vehicles for roadworthy purposes, inclusive of workshops related thereto, and may include a vehicle licensing component and retail trade associated therewith or similar purposes.</p>
6	Density	-
7	Coverage	The coverage of buildings shall be in accordance with an approved site development plan.
8	Height	The maximum height of buildings shall not exceed 3 storeys: Provided That on substantiation and motivation, the height of the buildings may be relaxed in accordance with the approved site development plan to accommodate specific operational and/or mechanical requirements.
9	Floor space ratio	The floor space ratio may not exceed 0.6.
10	Site development plan and landscape development plan	<p>The erven shall be subject to a site development plan and landscape development plan.</p> <p>(1) A site development plan and a landscape plan, unless otherwise determined by the City of Tshwane Metropolitan Municipality compiled by a suitably qualified person to the satisfaction of the City of Tshwane Metropolitan Municipality, shall be submitted to the City of Tshwane Metropolitan Municipality for approval prior to the submission of building plans.</p> <p>(2) The landscaping, in terms of the landscape development plan, shall be completed simultaneously with the completion of the development or any phase thereof as agreed to by the City of Tshwane Metropolitan Municipality. Continued maintenance of landscape development shall be to the satisfaction of the City of Tshwane Metropolitan Municipality.</p> <p>(3) In respect of the site development plan and landscape development plan, due cognisance shall be given to special measures to ensure land use compatibility between land uses, if and when required, such as the treatment of interfaces, buffer zones, building restriction areas or similar measures.</p>
11	Building lines	<p>(1) Erven adjacent to National Route N4 (Witbank Highway) shall be subject to the following building lines: – 20.0 m; Provided that the building line may be relaxed with written approval of the Authorised Authority.</p> <p>(2) Erven adjacent to K69 (Hans Strijdom Drive) and P154-1 (K22/R104) (Bronkhorstspuit Road): – 20.0 m building line; Provided that the building line may be relaxed with written approval of the Authorised Authority.</p>

ERVEN 438 TO 561, WILLOW PARK MANOR EXTENSION 65		
		<p>(3) Erven 472, 473, 476, 477, 478, 510 to 520 and 565: – 15.0 m building line along the western boundary of the erven; Provided that the related building restriction area may be used for purposes of parking and landscaping in accordance with an approved site development plan.</p> <p>(4) All other building lines and/or building restriction areas shall be in accordance with an approved site development plan.</p>
12	Parking requirements	<p>Demarcated parking spaces with a permanent dust-free surface, together with the necessary manoeuvring space, shall be provided and maintained to the satisfaction of the City of Tshwane Metropolitan Municipality as follows:</p> <p>Offices, Business Buildings: 4 parking spaces per 100 m² gross floor area</p> <p>Medical and Dental Consulting Rooms: 6 parking spaces per 100 m² gross floor area</p> <p>Motor Agency and Trade:</p> <p>(i) Motor agency: 1 parking space per 100 m² gross floor area</p> <p>(ii) Workshop: 6 parking spaces per work bay, work bay included</p> <p>(iii) Offices: 3 parking spaces per 100 m² gross floor area</p> <p>Industrial: 1 parking space per 100 m² gross floor area</p> <p>Commercial: 1 parking space per 100 m² gross floor area</p> <p>Retail Industries: 6 parking spaces per 100 m² gross floor area</p> <p>Restricted Industries:</p> <p>(i) Commercial printing works: 2 parking spaces per 100 m² gross floor area</p> <p>(ii) Other: 1 parking space per 100 m² gross floor area</p> <p>Other Uses: To satisfaction of City of Tshwane Metropolitan</p>

ERVEN 438 TO 561, WILLOW PARK MANOR EXTENSION 65		
		<p>Municipality</p> <p>Provided That the required parking may be relaxed by the City of Tshwane Metropolitan Municipality after a written motivation is submitted for approval.</p>
13	Paving of traffic areas	All parts of the erven upon which motor vehicles are allowed to move or park, shall be provided with a permanent dust-free surface of such material as may be approved by the City of Tshwane Metropolitan Municipality, which surfaces shall be paved, drained and maintained to the satisfaction of the City of Tshwane Metropolitan Municipality.
14	Access to the erf	<p>(1) Lines of no access are applicable along National Road N4, K69 (Hans Strijdom Drive) and Road P154-1 (K22/R104) (Bronkhorstspuit Road), approved access excluded, as shown on the layout plan;</p> <p>Provided that, subject to approval of the Authorised Authority, the lines of no access may be relaxed.</p> <p>(2) Some erven along Mokwa and Ghaap Streets are subject to lines of no access, as shown on the layout plan.</p> <p>(3) Entrances to and exits from the erven shall be sited, constructed and maintained to the satisfaction of the City of Tshwane Metropolitan Municipality.</p>
15	Loading and off-loading facilities	<p>(1) All loading and off-loading activities shall take place on the erven.</p> <p>(2) Loading facilities shall be provided on the erven to the satisfaction of the City of Tshwane Metropolitan Municipality.</p>
16	Turning facilities	Turning space for heavy vehicles, if and when required, shall be provided on the erven to the satisfaction of the City of Tshwane Metropolitan Municipality.
17	Physical barriers	<p>(1) The township owner shall at his own expense erect a permanent brick wall or security fence (at least 2.0 m high) on property boundaries bordering on the N4, K69 and Road P154-1 (K22/R104), approved township accesses excluded, to the satisfaction of the South African National Roads Agency Limited as and when required by him to do so, and the township owner shall maintain such brick wall or security fence in a good state of repair until such time as the erven in the township are transferred to ensuing landowners;</p> <p>Provided that after transfer of the relevant erven to ensuing landowners, the responsibility for the maintenance of such brick wall or security fence rests with the ensuing landowners.</p> <p>(2) The township owner shall at his own expense erect a</p>

ERVEN 438 TO 561, WILLOW PARK MANOR EXTENSION 65		
		<p>brick wall of at least 2.5 m high, along the western boundary of the township, approved township access excluded, to the satisfaction of the City of Tshwane Metropolitan Municipality, and the township owner shall maintain such wall in a good state of repair until such time as the erven in the township are transferred to ensuing landowners;</p> <p>Provided That after transfer of the relevant erven to ensuing landowners, the responsibility for the maintenance of such fence or physical barrier rests with the ensuing landowners.</p>
18	Health matters	<p>(1) The siting, installation and use of machines that generate noise is subject to conditions and acoustical requirements, to the satisfaction of the City of Tshwane Metropolitan Municipality.</p> <p>(2) In respect of Erven 472, 473, 476, 477, 478, 510 to 520 and 565, and within the framework of permissible land uses, subsidiary and related land use components or activities with low noise output level shall be placed or located on the western part of the said erven to screen off sound, if any, from anticipated future residential development adjacent to and west of the said erven.</p> <p>(3) No land use and/or activity shall create an excessive disturbance or pollution through noise, smell, dust, radioactivity, gases, vibrations or other offensive conditions for the general public.</p> <p>(4) All extractor fans must be fitted with an acoustic attenuator on the outlet side of the fan, if and where required by the City of Tshwane Metropolitan Municipality.</p>
19	Outdoor advertising	Advertisements and/or sign boards 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:	<p>(1) No used or polluted water shall be discharged onto the street reserve or into the storm water drainage system. Provision shall be made for such water to be diverted to the sewer system to the satisfaction of the City of Tshwane Metropolitan Municipality.</p> <p>(2) Proposals to overcome detrimental soil conditions to the satisfaction of the local authority shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the local authority.</p> <p>(3) No structures shall be erected on the site prior to the appointment of a Professional Structural or Geotechnical Engineer, who must design, specify and supervise structural measures to be implemented according to the structure type.</p> <p>(4) In addition to conditions as per this Annexure B, the erven and buildings thereon are further subject to the general provisions of the Pretoria Town-planning Scheme, 1974.</p>

ERF 562, WILLOW PARK MANOR EXTENSION 65		
1	Use Zone	XIV: SPECIAL
2	Uses permitted	The erf shall be used for purposes of an existing cemetery site.
3	Uses with consent	-
4	Uses not permitted	-
5	Definitions	-
6	Density	-
7	Coverage	-
8	Height	-
9	Floor space ratio	-
10	Site development plan and landscape development plan	-
11	Building lines	-
12	Parking requirements	-
13	Paving of traffic areas	-
14	Access to the erf	-
15	Loading and off-loading facilities	-
16	Turning facilities	-
17	Physical barriers	-
18	Health matters	-
19	Outdoor advertising	-
20	<p>General:</p> <p>(1) Should the erf no longer be required for cemetery purposes, the erf may be notarially tied to or may be consolidated with an adjoining property and be used for such purposes and subject to such provisions and conditions as are applicable to the adjoining property.</p> <p>(2) In addition to conditions as per this Annexure B, the erf and buildings thereon are further subject to the general provisions of the Pretoria Town-planning Scheme, 1974.</p>	

ERVEN 563 AND 564, WILLOW PARK MANOR EXTENSION 65		
1	Use Zone	XIV: SPECIAL
2	Uses permitted	The erven may be used for access (ingress/egress), access control mechanisms, security and surveillance purposes, signage, landscaping and related access facilities and amenities and essential engineering services.
3	Uses with consent	With the consent of the City of Tshwane Metropolitan Municipality, the provisions of Clause 18 excluded, the

ERVEN 563 AND 564, WILLOW PARK MANOR EXTENSION 65		
		erven may be used for any land use other than those stipulated which is subsidiary and ancillary to the primary permissible land uses above.
4	Uses not permitted	-
5	Definitions	-
6	Density	-
7	Coverage	The coverage of buildings shall be in accordance with an approved site development plan.
8	Height	Maximum height of buildings shall not exceed three (3) storeys.
9	Floor space ratio	The floor space ratio (FSR) may not exceed 0.6.
10	Site development plan and landscape development plan	The erven shall be subject to a site development plan and landscape development plan.
11	Building lines	Building lines, side spaces, rear spaces and any other building restriction area (if any) shall be in accordance with an approved site development plan.
12	Parking requirements	-
13	Paving of traffic areas	All parts of the erven upon which motor vehicles are allowed to move or park, shall be provided with a permanent dust-free surface of such material as may be approved by the City of Tshwane Metropolitan Municipality, which surfaces shall be paved, drained and maintained to the satisfaction of the City of Tshwane Metropolitan Municipality.
14	Access to the erf	-
15	Loading and off-loading facilities	-
16	Turning facilities	-
17	Physical barriers	-
18	Health matters	-
19	Outdoor advertising	-
20	General:	<p>(1) Proposals to overcome detrimental soil conditions to the satisfaction of the local authority shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures accepted by the local authority.</p> <p>(2) No structures shall be erected on the site prior to the appointment of a Professional Structural or Geotechnical Engineer, who must design, specify and supervise structural measures to be implemented according to the structure type.</p> <p>(3) In addition to conditions as per this Annexure B, the erven and buildings thereon are further subject to the general provisions of the Pretoria Town-planning Scheme, 1974.</p>

ERF 565, WILLOW PARK MANOR EXTENSION 65		
1	Use Zone	XIV: SPECIAL
2	Uses permitted	The erf may be used for purposes of private open space and, if and when required, for essential engineering services such as stormwater runoff control and management, sewer and water, or for similar purposes.
3	Uses with consent	-
4	Uses not permitted	-
5	Definitions	-
6	Density	-
7	Coverage	-
8	Height	-
9	Floor space ratio	-
10	Site development plan and landscape development plan	<p>The erf shall be subject to a site development plan and landscape development plan.</p> <p>(1) A site development plan and a landscape plan, unless otherwise determined by the City of Tshwane Metropolitan Municipality compiled by a suitably qualified person to the satisfaction of the City of Tshwane Metropolitan Municipality, shall be submitted to the City of Tshwane Metropolitan Municipality for approval prior to the submission of building plans.</p> <p>(2) The landscaping, in terms of the landscape development plan, shall be completed simultaneously with the completion of the development or any phase thereof as agreed to by the City of Tshwane Metropolitan Municipality. Continued maintenance of landscape development shall be to the satisfaction of the City of Tshwane Metropolitan Municipality.</p>
11	Building lines	<p>(1) Along the western boundary of the erf:</p> <ul style="list-style-type: none"> - 15.0 m building line; <p>Provided that the building line may be relaxed with written approval of the Authorised Authority.</p> <p>(2) Along the northern boundary of the erf [adjacent to Road P154-1 (K22/R104)]:</p> <ul style="list-style-type: none"> - 20.0 m building line; <p>Provided that the building line may be relaxed with written approval of the Authorised Authority.</p> <p>(3) All other building lines or building restriction areas shall be in accordance with an approved site development plan.</p>
12	Parking requirements	-
13	Paving of traffic areas	-
14	Access to the erf	<p>A line of no access is applicable along Road P154-1 (K22/R104), as shown on the layout plan;</p> <p>Provided that, subject to the approval of the Authorised Authority, the line of no access may be relaxed.</p>

ERF 565, WILLOW PARK MANOR EXTENSION 65		
15	Loading and off-loading facilities	-
16	Turning facilities	-
17	Physical barriers	<p>(1) The township owner shall at his own expense erect a permanent brick wall or security fence (at least 2.0 m high) on the property boundary bordering on Road P154-1 (K22/R104), to the satisfaction of the South African National Roads Agency Limited as and when required by him to do so, and the township owner shall maintain such brick wall or security fence in a good state of repair until such time as the erf in the township is transferred to an ensuing landowner; Provided that after transfer of the erf to an ensuing landowner, the responsibility for the maintenance of such brick wall or security fence rests with the ensuing landowner.</p> <p>(2) The township owner shall at his own expense erect a brick wall of at least 2.5 m high, along the western boundary of the erf, to the satisfaction of the City of Tshwane Metropolitan Municipality, and the township owner shall maintain such wall in a good state of repair until such time as the erf in the township is transferred to an ensuing landowner; Provided that after transfer of the erf to an ensuing landowner, the responsibility for the maintenance of such fence or physical barrier rests with the ensuing landowner.</p>
18	Health matters	-
19	Outdoor advertising	-
20	<p>General: In addition to conditions as per this Annexure B, the erf and buildings thereon are further subject to the general provisions of the Pretoria Town-planning Scheme, 1974.</p>	

ERVEN 566, 567 AND 568, WILLOW PARK MANOR EXTENSION 65		
1	Use Zone	XIV: SPECIAL
2	Uses permitted	The erven may be used for purposes of private open space, stormwater runoff control and management and, if an when required, for other essential engineering services such as water and sewer services or for similar purposes.
3	Uses with consent	-
4	Uses not permitted	-
5	Definitions	-
6	Density	-
7	Coverage	-
8	Height	-
9	Floor space ratio	-
10	Site development	The erven shall be subject to a site development plan

ERVEN 566, 567 AND 568, WILLOW PARK MANOR EXTENSION 65		
	plan and landscape development plan	<p>and landscape development plan.</p> <p>(1) A site development plan and a landscape plan, unless otherwise determined by the City of Tshwane Metropolitan Municipality compiled by a suitably qualified person to the satisfaction of the City of Tshwane Metropolitan Municipality, shall be submitted to the City of Tshwane Metropolitan Municipality for approval prior to the submission of building plans.</p> <p>(2) The landscaping, in terms of the landscape development plan, shall be completed simultaneously with the completion of the development or any phase thereof as agreed to by the City of Tshwane Metropolitan Municipality. Continued maintenance of landscape development shall be to the satisfaction of the City of Tshwane Metropolitan Municipality.</p>
11	Building lines	<p>(1) Erf 566: along the northern boundary of the erf [adjacent to Road P154-1 (K22/R104)]:</p> <ul style="list-style-type: none"> – 20.0 m building line; <p>Provided that the building line may be relaxed with written approval of the Authorised Authority.</p> <p>(2) Erf 568: along the southern boundary of the erf (adjacent to the N4):</p> <ul style="list-style-type: none"> – 20.0 m building line; <p>Provided that the building line may be relaxed with written approval of the Authorised Authority.</p> <p>(3) All other building lines and/or building restriction areas shall be in accordance with an approved site development plan.</p>
12	Parking requirements	-
13	Paving of traffic areas	-
14	Access to the erf	<p>(1) Erf 566: a line of no access is applicable to the northern boundary of the erf [along Road P154-1 (K22/R104)], as shown on the layout plan;</p> <p>Provided that, subject to approval of the Authorised Authority, the line of no access may be relaxed.</p> <p>(2) Erf 567: a line of no access is applicable along the eastern boundary of the erf (along Ghaap Street), as shown on the layout plan;</p> <p>Provided that, subject to approval of the Authorised Authority, the line of no access may be relaxed.</p> <p>(3) Erf 568: a line of no access is applicable to the southern boundary of the erf (along the N4), as shown on the layout plan;</p> <p>Provided that, subject to approval of the Authorised Authority, the line of no access may be relaxed.</p>
15	Loading and off-loading facilities	-

ERVEN 566, 567 AND 568, WILLOW PARK MANOR EXTENSION 65		
16	Turning facilities	-
17	Physical barriers	<p>The township owner shall at his own expense erect a permanent brick wall or security fence (at least 2.0 m high) on property boundaries bordering on the N4 and Road P154-1 (K22/R104) to the satisfaction of the South African National Roads Agency Limited as and when required by him to do so, and the township owner shall maintain such brick wall or security fence in a good state of repair until such time as the erven in the township are transferred to ensuing landowners;</p> <p>Provided that such brick wall or security fence shall be designed in such a manner so as to provide for and ensure effective stormwater runoff control and management and not be a hindrance in respect thereof;</p> <p>Provided further that after transfer of the relevant erven to ensuing landowners, the responsibility for the maintenance of such brick wall or security fence rests with the ensuing landowners.</p>
18	Health matters	-
19	Outdoor advertising	-
20	<p>General:</p> <p>In addition to conditions as per this Annexure B, the erven and buildings thereon are further subject to the general provisions of the Pretoria Town-planning Scheme, 1974.</p>	

ERVEN 569 AND 570, WILLOW PARK MANOR EXTENSION 65		
1	Use Zone	XIV: SPECIAL
2	Uses permitted	The erven may be used for private street purposes, access to Erven 438 to 568 and essential engineering services such as but not limited to roads and stormwater, water, sewer, electricity and similar purposes.
3	Uses with consent	-
4	Uses not permitted	-
5	Definitions	-
6	Density	-
7	Coverage	-
8	Height	-
9	Floor space ratio	-
10	Site development plan and landscape development plan	The aesthetical treatment of streets and pedestrian areas shall be in accordance with an Aesthetical and Pedestrian Master Development Plan to the satisfaction of the City of Tshwane Metropolitan Municipality.
11	Building lines	-
12	Parking requirements	-
13	Paving of traffic areas	-
14	Access to the erf	-

ERVEN 569 AND 570, WILLOW PARK MANOR EXTENSION 65		
15	Loading and off-loading facilities	-
16	Turning facilities	-
17	Physical barriers	-
18	Health matters	-
19	Outdoor advertising	-
20	General: In addition to conditions as per this Annexure B, the erven and buildings thereon are further subject to the general provisions of the Pretoria Town-planning Scheme, 1974.	