

CONDITIONS OF ESTABLISHMENT

GAUTENG DEVELOPMENT TRIBUNAL

Reference number: GDT/LDA/KLM/3003/05/018

STATEMENT OF CONDITIONS UNDER WHICH
THE LAND DEVELOPMENT APPLICATION BY :

BLUE HORISON PROPERTIES 4 (PROPRIETARY) LIMITED
(Applicant)

HAS BEEN APPROVED BY THE GAUTENG DEVELOPMENT TRIBUNAL IN TERMS OF THE DEVELOPMENT FACILITATION ACT, 67 OF 1995, HEREINAFTER REFERRED TO AS "THE DFA", FOR THE ESTABLISHMENT OF A LAND DEVELOPMENT AREA ON PORTION 337 OF THE FARM BOSCHKOP 369- JR, PROVINCE OF GAUTENG.

PART I

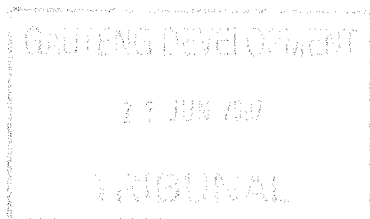
1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE COMMENCEMENT OF REGISTRATION OF OWNERSHIP OF LAND IN THE DEVELOPMENT AREA BY THE REGISTRAR OF DEEDS:

1.1. (a) The Applicant shall comply with the provisions of Section 37(a) of the Development Facilitation Act, 67 of 1995.

(b) With specific reference to Regulation 23(1), read with Regulation 9(3) of the Development Facilitation Regulations, the Applicant shall, within a period of 6 (six) months of the date of the date of publication of a notice in terms of Section 33(4) of the DFA, to give effect to the suspension of Section 22 of the Environment Conservation Act (Act 73 of 1989), or such longer period as the Designated Officer may allow, lodge for approval with the Surveyor General, the General Plan and such Diagrams and records as may be required in terms of the Land Survey Act (Act 8 of 1997).

1.2. (a) The Applicant shall comply with the provisions of Section 37(b) of the Development Facilitation Act, 67 of 1995.

(b) With specific reference to Regulation 23 (10), read with Regulation 9(3) of the Development Facilitation Regulations, the



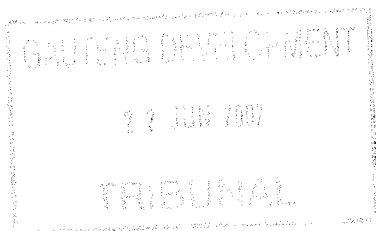
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Applicant shall within a period of 6 (six) months of the date on which approval is granted by the Surveyor General of the General Plan of the Land Development Area and other documents referred to or such longer period as the Designated Officer may allow, lodge the documents provided for in Regulation 23 (10) with the parties provided for in that sub-regulation.

- 1.3. A copy of the approved General Plan of the development area shall be submitted to the Kungwini Local Municipality (hereinafter 'the Municipality').
- 1.4. The Applicant shall establish a company (a Property Owners' Association) in terms of Section 21 of the Companies Act, 1973, for the purposes of owning and maintaining the private roads, private open space and communal services (Portions 660, 666, 667, 668, 669 & 670) and to comply with the further requirements set out in clause 1.5 of Part II hereunder. These Portions shall be transferred to the Property Owners' Association at the expense of the land development area owner.
- 1.5. The Designated Officer shall give notice of the suspension of the title conditions, referred to in clause 1.3 of Part II of these Conditions of Establishment, by publication of notice to that effect in the Provincial Gazette in terms of Section 33(4) and Section 34 of the DFA.
- 1.6. The Designated Officer shall give notice of the suspension of Section 22 of the Environment Conservation Act, 1989 (Act 73 of 1989), in terms of Section 33(2)(j)(vi) [read with Section 33(2)(d)] of the DFA, by publication of a notice in the Provincial Gazette to give effect to the aforesaid suspension of legislation as contemplated in Section 33(4) of the DFA.
- 1.7. With reference to Section 38 of the DFA, the registration of ownership of the portions in the land development area shall commence on a phased basis. In this regard, the following is directed:
 - i) The different phases will consist of the following portions:
Phase 1: Portions 420 to 661, 664-665, 667 and 668

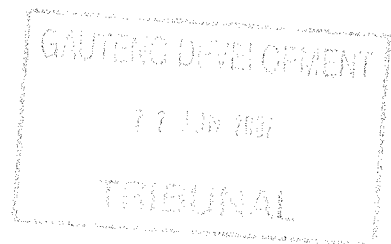


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Phase 2: Portions 338 to 419, 662, 663, 666, 669 and 670

- (ii) In order to certify compliance with the provisions of Section 38 of the DFA in respect of portions constituting a specific phase, the Designated Officer shall issue written certificates to the Registrar of Deeds confirming compliance in respect of the portions comprising a specific phase.
- (iii) The Applicant shall install all necessary engineering services in and to the portions within the land development area on a phased basis as contemplated in 1.7 (i) read with 1.7 (ii) above, alternatively provide a bank guarantee to the satisfaction of the Municipality in lieu of the installation of engineering services in and to the portions within the land development area prior to any of the portions in a specific phase become registrable and subject to 1.7 (iv) hereunder.
- (iv) The Amendment Scheme, duly approved by the Tribunal, shall come into operation on a phased basis, referred to in 1.7 (i) above. To give effect to the foregoing, the Designated Officer shall publish a notice in the Provincial Government Gazette as contemplated in Section 33(4) read with Section 33(2)(h) of the DFA, in respect of each / all portion/s (clearly to be identified) comprising a specific phase.
- (v) Notwithstanding anything to the contrary contained in these Conditions, portions comprising a specific phase shall not become registrable before publication of the notice in the Provincial Government Gazette, contemplated above.



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PART II

1. CONDITIONS TO BE COMPLIED WITH IN THE ESTABLISHMENT OF THE LAND DEVELOPMENT AREA.

1.1. NAME :

The name of the land development area shall be Waterlake Farm. (Previously Blue Horison Hills).

1.2. LAY-OUT :

The land development area shall consist of Portions indicated on lay-out plan LDA/PTN 123/BKOP-02 (revision 2) and the General Plan SG 2515/2007 allocated by the Surveyor General.

1.3. CONDITIONS OF TITLE :

1.3.1. CANCELLATION OF EXISTING CONDITIONS OF TITLE

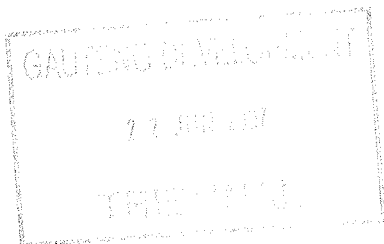
- (a) The following conditions and servitudes as contained in Certificate of Consolidated Title, registered on 4 July 2005, are hereby suspended in terms of Section 34 of the DFA:

Conditions "B", "C" and "F"

- (b) As far as conditions "J" and "K" are concerned, the Land Development Applicant shall :

- (i) Submit proof to the satisfaction of the Surveyor General of those servitudes which do not affect the land development area and such servitudes shall not be referred in the General Plan of the land development area and Title Deeds of Portions in the land development area, or

- (ii) For as far as those servitudes do affect the land development area, the Land Development Applicant



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shall make provision for those servitudes on the General Plan and incorporate the necessary servitudes in the Title Deeds of the Portions affected thereby, *alternatively*, submit written proof to the Surveyor General of cancellation of same by private treaty.

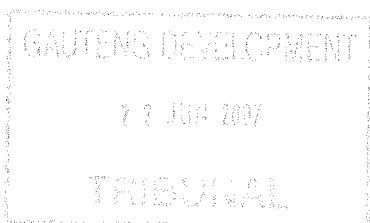
1.3.2. INCORPORATION OF EXISTING CONDITIONS OF TITLE

The following conditions and servitudes as contained in Certificate of Consolidated Title (T84041/2005), registered on 4 July 2005 and Certificate of Registered Title number T84044/2005 (registered 4 July 2005) shall be incorporated in the Title Deeds of the new Portions to be created, for as far as they affect such Portions :

Condition 'A':

"Portion 6 of the farm BOSCHKOP 369, Registration Division J.R., Province of Gauteng (of which that portion of the property held hereunder, indicated by the figure K d g n c' middle of Pienaars River H x c J on Diagram S.G. No. A. 8456/87 forms a portion) is especially subject to and entitled to the following rights:

The owner of the property held hereunder together with the owners of Portion "B" measuring 227,0452 Hectares transferred by Deeds of Transfer Nos. 3380/1902 and 3381/1902, both dated 20th December 1902, and of portion "C" measuring 227,0452 Hectares, transferred by Deeds of Transfer Nos. 1355/1899 and 1075/1902, dated 15th February, 1899 and 19th August, 1902 respectively shall have the whole and exclusive right (in equal parts) to the dam, as existing in the Tyger Spruit, situate on the remaining extent of the aforesaid farm, measuring as such 227,0348 Hectares, and a like right to the water flowing in the existing water furrow from the aforesaid dam on the aforementioned remaining extent to and over the said portions "B" and "C", on to this Portion 4, but the owner of the said remaining extent shall not have the right to convey water out of the said Tyger Spruit above aforementioned dam."



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Condition 'D':

"The property held hereunder is subject to Order of Water court dated 19th, 20th and 21st April 1949, registered under No. 620A/49-S."

Condition 'E':

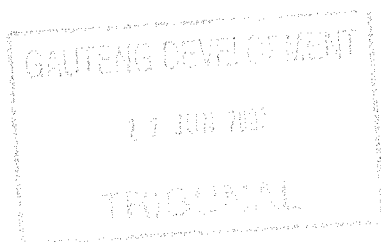
"By virtue of Notarial Deed K. 812/75 S, amended by Notarial Deed K.2915/1979S, the right has been granted to ESKOM to convey electricity over that portion of the property held hereunder, indicated by figures K d c' middle of Pienaars River b' k j h e w v x c and v u t s y z middle of Pienaars River H x on Diagram L.G. No. A.8456/87, together with ancillary rights, as will more fully appear from the said Deed and indicated by the lines jj kk ll, aa bb cc, dd ee ff, and ff ff' on Diagram L.G. No. A. 8456/87 annexed hereto."

Condition 'G':

"By virtue of Notarial deed K. 186/76 S as amended by Notarial Deed K.3032/1978 S, the right has been granted to ESKOM to convey electricity over that portion of the property held hereunder, indicated by the figure K d c J on diagram L.G. No. A. 3456/87, together with ancillary rights as will more fully appear from the said Deed and Diagram."

Condition 'H':

"Subject to the reservation of one-half share of all the mineral rights in favour of JACOBA JOHANNA ALETTA VAN VUUREN (born Barnard), married out of community of property to Daniel Christoffel Lourens Janse van Vuuren, which reservation is in respect of Portion 1 of the farm BOSCHKOP mentioned before, in extent 403,6108 Hectares (of which that Portions of the property held hereunder and indicated by the figure A B C D E F G middle of Pienaars River c' on diagram L.G. No. A. 8456/87, forms a portion)."



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Condition 'I':

"That portion of the property held hereunder, indicated by the figure f' g' EFG middle of Pienaars River d'e' on Diagram L.G. No. A. 8456/87 annexed hereto, is subject to a servitude in favour of ESKOM to convey electricity over the property together with ancillary rights as will more fully appear from Notarial Deed of servitude No. 1391/1973 S registered on 24th September 1973. As amended by Notarial Deed K. 1732/76S dated 19th May, 1976 the centre line of which servitude is indicated by the line gg hh on diagram L.G. No. A. 8456/87 annexed hereto."

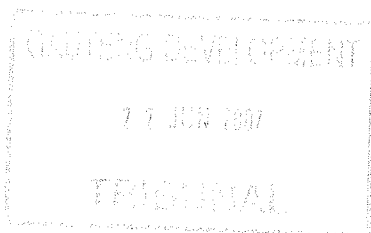
1.3.3. REGISTRATION OF NEW SERVITUDES AND TITLE CONDITIONS

1.3.3.1. ALL PORTIONS :

- (a) The owner of the portion shall automatically be and shall remain a Member of the Section 21 Company referred to in Condition 1.5 of Part 1 and shall not be entitled to transfer the portion except with a clearance certificate from the Company to the effect that the Articles of Association of the Company have been complied with.
- (b) The portion shall not be transferred to any person who has not bound himself/herself to be a Member of the Section 21 Company, to the satisfaction of the Company.
- (c) All the members of the Owners' Association incorporated under the Section 21 Company to be registered shall be bound to any and all of the provisions contained in the Articles of the said Association.

1.3.3.2. PORTIONS 666 (Private Road):

Portion 666 shall be subject to a servitude of right-of-way, access control, engineering services, the maintenance of



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services, and refuse removal services in favour of Portions 338 to 419, 662, 663, 669 and 670, as well as for access for emergency vehicles in favour of the local authority, and shall be registered in name of the Section 21 Company, as indicated on the General Plan.

1.3.3.3. Portion 667 (Private Road):

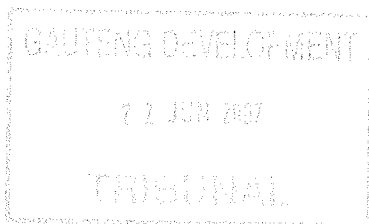
Portion 667 shall be subject to a servitude of right-of-way, access control, engineering services, the maintenance of services, and refuse removal services in favour of Portions 338 to 665, and 668 to 670, as well as for access for emergency vehicles in favour of the local authority, and shall be registered in name of the Section 21 Company, as indicated on the General Plan.

1.3.3.4. PORTIONS 338-670: BUILDING LINES

All Portions shall be subject to a proposed minimum of 5 metres from street boundary and 2 metres from all other boundaries.

1.3.3.5, Portion 662 is subject to a servitude of right-of-way, access control, engineering services, maintenance of services and refuse removal services in favour of all the owners or occupiers from time to time of Portions 338 to 419, 663, 666, 669 and 670, as well as for access for emergency vehicles in favour of the local authority as indicated on the General Plan.

1.3.3.6. Portion 668 is subject to a servitude of right-of-way (provincial road P631) in favour of the general public as well as a general right-of-way (ROW) servitude in favour of all the portions as indicated on the General Plan and servitude for conveyance of services and access for emergency vehicles.



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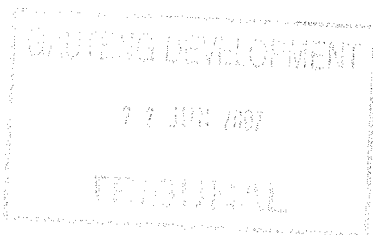
- 1.3.3.7. Portions 663, 668 and 669 are subject to an electric power line servitude.
- 1.3.3.8. Portion 661 shall be entitled to a general right-of-way (ROW) servitude and servitude for conveyance of services and access for emergency vehicles over Portion 668.

1.4. ENGINEERING SERVICES:

- 1.4.1 The Applicant shall prepare and submit an engineering services report to the Municipality prior to commencing the installation of services to the development. All services shall be designed and implemented to acceptable standards to the satisfaction of the Municipality, and a maintenance guarantee to be agreed upon shall be furnished for workmanship and materials of all services internal to the land development area, which will be valid for a twelve month period following completion of the installation.
- 1.4.2 The Applicant shall be responsible for the construction of the vehicular access to the land development area from Provincial Road No 631. The Applicant shall submit a geometric lay-out plan including specifications of the accesses to Gautrans for approval prior to construction.
- 1.4.3 The Applicant shall comply with the conditions imposed by Rand Water as per the letters received from Rand Water, dated 25 November 2004 and 18 February 2005, and any amendments which may subsequently be effected.

The Applicant shall also liaise with the Municipality to ensure that water provision to the land development area be undertaken in conjunction with the Municipality and within the context of the master planning for water provision to the wider area which is presently being undertaken by a firm of engineering consultants to the Municipality.

- 1.4.4 The Applicant shall comply with the conditions imposed by Eskom, as per the letters received from Eskom, dated 18 April 2005, 19 April 2005 and 21 April 2005.

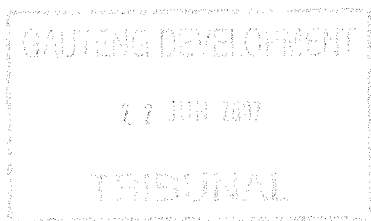


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- 1.4.5 The Applicant shall comply with the conditions imposed by Kungwini Local Municipality, as per the letter received from the said Municipality, dated 20 June 2005.
- 1.4.6 The Applicant shall comply with the conditions imposed by the South African Heritage Resource Agency, as per the letter received from the said Agency, dated 27 May 2005.
- 1.5. OWNERSHIP :
 - 1.5.1. The Applicant shall properly and legally constitute a property owners association as provided for in clause 1.3 of Part 1 above.
 - 1.5.2. Each and every owner of Portions 338 up to and including 665 shall become a member of the property owners association upon transfer of the Portion.
 - 1.5.3. The property owners association shall have full responsibility for the functioning and proper maintenance of Portions 666, 667, 668, 669, and 670 and the right-of-way servitude area over Portion 662, and any essential services contained therein.
 - 1.5.4. The property owners association shall have the legal power to levy from each and every member the costs incurred in the fulfillment of its functions and shall have legal recourse to recover such fees and costs in the event of default in payment by any member.
 - 1.5.5. The property owners association, shall have the right to construct and maintain over the servitude area, any construction equipment, security system, electric fence, lighting systems, electronic surveillance systems, and/or communication system or anything related or ancillary thereto. In this regard it is recorded that the said company shall at all times be entitled to bring upon the servitude area by means of its officials, agents, contractors, workmen and servants all such machinery, equipment and materials as, in the opinion of the company or its authorized representatives may be necessary or desirable for the construction or maintenance of systems installed or to be installed or for inspecting, maintaining or replacing the same from time to time, and the company shall be entitled to permit the use of the areas as a right-of-way for



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access purposes, by such persons as in its discretion may be considered necessary.

1.5.6. All buildings and structures to be erected shall be made subject to the provisions of the Development and Architectural Guidelines and any and all amendments to the said document as may be effected and approved by the owners association.

1.5.7. Building plans shall only be submitted to the local authority for final approval once the said plans have been evaluated and approved by the Trustees of the Association as specifically provided for in the Articles of Association.

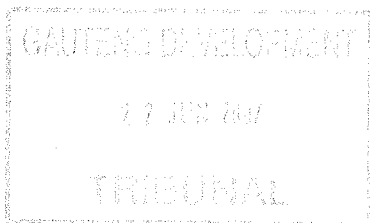
1.6. PORTIONS 668 to 670: PRIVATE OPEN SPACE

These Portions shall be owned by the property owners association, and shall be utilized for communal private open space purposes, including *inter alia* equestrian activities (stables, paddocks, horse trails, polo fields, etc) hiking trails and overnight huts/facilities (gross buildable area of 250m²), recreational use, non-motorised water-related sports/recreation, game/bird viewing hides/facilities, and all associated/ancillary resort-related functions/activities (recreational facilities not exceeding 1000m² gross buildable area). Also agriculture and related activities, including game farming.

These portions may also accommodate up to a maximum of three (3) manager's residences (gross buildable area of 1000m² total), reception/administrative office building(s) and storage buildings/rooms related to the estate.

1.7. CONDITIONS RELATING TO PROVINCIAL ROAD P 631.

All the conditions imposed in the letter of recommendation by the Gauteng Department of Public Transport, Roads and Works dated 18 April 2005 and any/all subsequent amendments in writing (Ref : 1/1/3/1/1 – 369 JR), with regards to Provincial Road P 631 in as far as affecting the land development area, shall be strictly adhered to, including all requirements pertaining to building restrictions, access and physical barriers, stormwater drainage, advertisements, etc.



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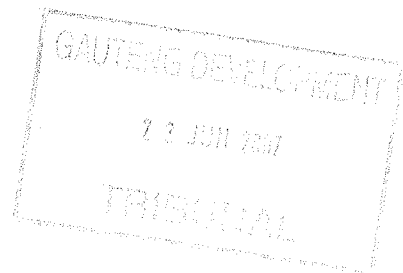
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1.8 ENVIRONMENTAL MANAGEMENT

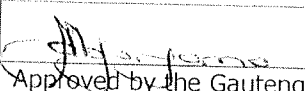
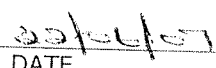
The Applicant shall comply with the provisions with the Environment Management Plan, dated July 2005 and the updated version thereof, prepared by African EPA, dated May 2006.

1.9 GEOLOGICAL CONDITION

The Applicant shall appoint a competent professional engineer to design foundations and other structural elements of buildings and structures to the satisfaction of the Local Authority in order to prevent any possible damage to buildings and structures.



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PORTIONS 338-419, 662 and 663

USE ZONE : RESIDENTIAL 1

1. Primary rights : Dwelling house with ancillary uses
2. Secondary rights : As per scheme
3. No rights : As per scheme
4. Height : 2 storeys.
5. Coverage : 40 %
6. FSR : As per scheme
7. Building lines : 5m from street boundary and 2 m from all other boundaries
8. Parking : As per scheme

PORTION 666

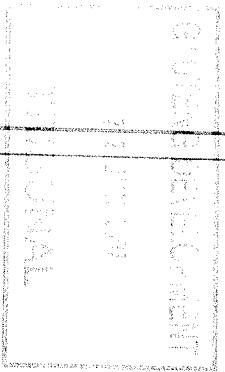
USE ZONE : SPECIAL

1. Primary rights : The portions shall only be used for the development of private roads and access control in order to provide access to the development.
2. Secondary rights : As permitted by the local authority

PORTIONS 669 & 670

USE ZONE : SPECIAL

1. Primary rights : The property shall only be used for the development of recreational facilities, private open space, manager's residences, hiking/horse trails, hiking huts, sports, agriculture, conservation and game farming.
2. Secondary rights : As permitted by the local authority
3. No rights : All other uses
4. Height : 2 storeys
5. Coverage : 5%
6. Maximum buildable area (gross) :
 - a. Three (3) managers' residences : 1000 m² total
 - b. Hiking huts : 250 m² total
 - c. Recreation facilities : 1000 m² total
7. Building lines : As per site development plan
8. Parking : As per site development plan



ROSEBLOKOP
300-JR
 PORTION
 GEDELTES 337

ONTWIKKELING
 DEVELOPMENT
 GEDELTES
 PORTIONS 338-419,
 662, 663,
 666, 669
 and 670

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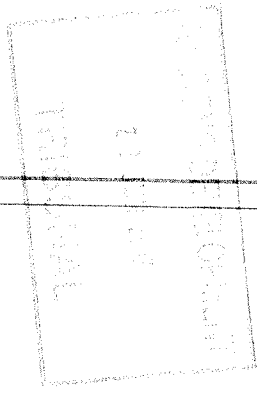
ALL PORTIONS

Special conditions:

An engineer must be appointed before any building plans are submitted, who must submit, together with the building plans, a certificate which states that he/she has studied the relevant geological report and that he/she has established the necessary measures with regard to the building work, drainage of the buildings and the site and the installation of wet services so that the entire development is safe as far as possible from a geological point of view. On completion of the buildings he/she shall certify that all his/her specifications have been met.

BOSGHOEKOP
 3009-JB
 PORTION
 GEDEELTE 337

ONTWIKKELING
 DEVELOPMENT
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 PORTIONS 338-419,
 662, 663,
 666, 669
 and 670



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PERI-URBAN TOWN PLANNING SCHEME, 1975

AMENDMENT SCHEME 457


The Per-Urban Town Planning Scheme, 1975, approved by virtue of Administrator's Notice 1515, dated 27 August 1975, is hereby further altered and amended in the following matter:

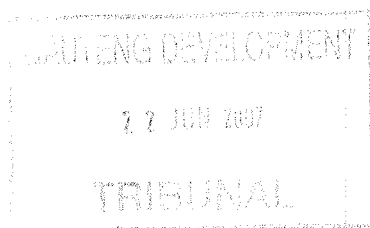
1. THE MAP, as shown on Map 3, of Amendment Scheme 457.

2. Clause 4, Table B, by the addition of the following:

| USE ZONE | DESCRIPTION OF PROPERTY | REFERENCE TO ANNEXURE |
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| Residential 1 | Portions 338-419, 662 and 663 | 523 |
| Special:- for private roads and access control facilities | Portion 666 | 523 |
| Special:- for recreational facilities, private open space, manager's residences, hiking/horse trails, hiking huts, sports, agriculture, conservation & game farming | Portion 669 and 670 | 523 |

3. By the addition of Annexure 523 to the Scheme.

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BUITESTEDELIKE GEBIEDE DORPSBEPLANNINGSKEMA, 1975


WYSIGINGSKEMA 457

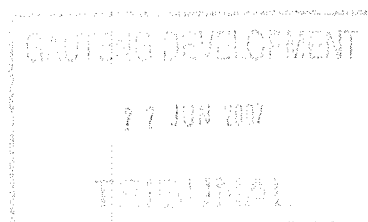
Die Buitestedelike Gebiede Dorpsbeplanningskema, 1975, goedgekeur kragtens Administrateurskennisgewing 1515, gedateer 27 Augustus 1975, word hiermee soos volg verder gewysig en verander:

1. DIE KAART, soos aangetoon op Kaart 3, van Wysigingskema 457
2. Klousule 4, Table B, deur die byvoeging van die volgende:

| GEBRUIKSONE | BESKRYWING VAN EIENDOM | VERWYSING NA BYLAAG |
|---|------------------------------|---------------------|
| Residensieel 1 | Gedeelte 338-419, 662 en 663 | 523 |
| Spesiaal:- vir privaat pad en toegangsbeheer fasiliteite | Gedeelte 666 | 523 |
| Spesiaal:- vir privaat oop ruimte, bestuurderswonings, stap en perdry roetes, oornag hutte, ontspanning, sport, landbou en wildsbewaring boerdery. | Gedeelte 669 en 670 | 523 |

3. Deur die byvoeging van Bylae 523 tot die skema.

| | |
|--|-------------------|
|  | |
| Goedgekeur deur die Gauteng Ontwikkelings Tribunaal | DATUM 22/06/07 |



PORTIONS 420-657, 659, and 661

USE ZONE : RESIDENTIAL 1

1. Primary rights : Dwelling house with ancillary uses
2. Secondary rights : As per scheme
3. No rights : As per scheme
4. Height : 2 storeys
5. Coverage : 40 %
6. FSR : As per scheme
7. Building lines : 5 m from street boundary and 2 m from all other boundaries
8. Parking : As per scheme

USE ZONE : RESIDENTIAL 1

4. Height : 2 storeys
5. Coverage : 40 %
6. FSR : 0,4
7. Building lines : 5m from street boundary and 2 m from all other boundaries
8. Parking : As per scheme

PORTION 658

USE ZONE : RESIDENTIAL 3

1. Primary rights : Dwelling units to be developed at a density not exceeding 15 dwelling units per hectare
2. Secondary rights : As per scheme
3. No rights : As per scheme
4. Height : 2 storeys
5. Coverage : 10 %
6. FSR : N/a
7. Building lines : 5m from street boundary and 2 m from all other boundaries
8. Parking : As per scheme

USE ZONE : RESIDENTIAL 3

1. Primary rights : Dwelling units to be developed at a density not exceeding 4 dwelling units per hectare
2. Secondary rights : As per scheme
3. No rights : As per scheme
4. Height : 2 storeys
5. Coverage : 10 %
6. FSR : N/a
7. Building lines : 5m from street boundary and 2 m from all other boundaries
8. Parking : As per scheme

BOSEHKOP
RB9-JR
 PORTION 337
 GEDEELTE

ONTWIKKELING
 DEVELOPMENT
 GEDEELTES
 PORTIONS 420-661,
 664-665,
 667 & 668

GAUWENGDWELP
 JUN 2007
 TRIBUNAL

[Signature]
 GOEDGESKUR
 APPROVED
 22/06/07
 DATUM/DATE:

PORTION 667

USE ZONE

SPECIAL

1. Primary rights

The portions shall only be used for the development of private roads and access control in order to provide access to the development

2. Secondary rights

As permitted by the local authority

PORTION 660

USE ZONE

SPECIAL

1. Primary rights

The portion shall only be used for the development of a clubhouse, administration, indoor equestrian centre and sports facilities

2. Secondary rights

None

3. Height

2 storeys

4. Coverage

40%

5. FSR

0,6

6. Parking

A maximum of 50 parking bays shall be provided

7. Building lines

5 m as per scheme

PORTION 665

USE ZONE

SPECIAL

1. Primary rights

The property shall only be used for the development of a guest lodge and subservient refreshment, entertainment and commercial uses.

2. Secondary rights

As permitted by the local authority

3. No rights

All other uses

4. Height

2 storeys

5. Coverage

40%

6. Maximum buildable area (gross)

600 m²

7. Parking

As per site development plan

8. Building lines

As per site development plan

BOSSIEKOP
366-JR

PORTION
 GEDELTE 337

ONTWIKKELING
 DEVELOPMENT

GEDELTES
 PORTIONS 420-661,
 664-665,
 667 & 668

GOEDGEKEUR
 APPROVED

[Handwritten signature]

DATUM/DATE

PORTION 668

USE ZONE : SPECIAL

1. Primary rights :

The property shall only be used for the development of recreational facilities, private open space, manager's residences, hiking/horse trails, hiking huts, sports, agriculture, conservation and game farming.

An engineer must be appointed before any building plans are submitted, who must submit, together with the building plans, a certificate which states that he/she has studied the relevant geological report and that he/she has established the necessary measures with regard to the building work, drainage of the buildings and the site and the installation of wet services so that the whole development is safe as far as possible from a geological point of view. On completion of the buildings he/she shall certify that all his/her specifications have been met.

2. Secondary rights :

As permitted by the local authority

3. No rights :

All other uses

4. Height :

2 storeys

5. Coverage :

5%

6. Maximum buildable area (gross) :

- a. Three (3) managers' residences : 1000 m² total
- b. Hiking huts : 250 m² total
- c. Recreation facilities : 1000 m² total

7. Building lines :

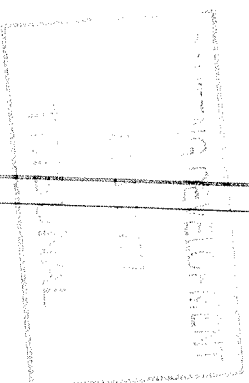
As per site development plan

8. Parking :

As per site development plan

ALL PORTIONS

Special conditions:



BOSSKOP
300-JR
 PORTION
 GEDELTTE 337

ONTWIKKELENG
 DEVELOPMENT
 GEDELTES
 PORTIONS 420-661,
 664-665,
 667 & 668

G. J. J. J.
 GODGEKEUR
 APPROVED

20/10/07

DATUM/DATE

PERI-URBAN TOWN PLANNING SCHEME, 1975

AMENDMENT SCHEME 457

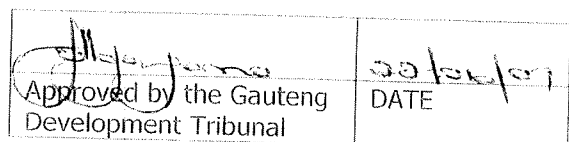
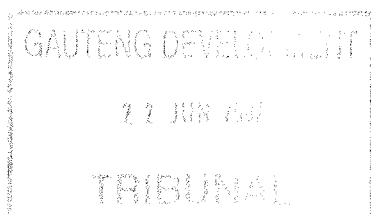
The Per-Urban Town Planning Scheme, 1975, approved by virtue of Administrator's Notice 1515, dated 27 August 1975, is hereby further altered and amended in the following matter:

1. THE MAP, as shown on Map 3, of Amendment Scheme 457.

2. Clause 4, Table B, by the addition of the following:

| USE ZONE | DESCRIPTION OF PROPERTY | REFERENCE TO ANNEXURE |
|--|----------------------------|-----------------------|
| Residential 1 | Portions 420-657, 659, 661 | 523 |
| Residential 3 | Portions 658 & 664 | 523 |
| Special:- for private roads and access control facilities | Portion 667 | 523 |
| Special :- for clubhouse, administration, indoor equestrian centre & sports facilities | Portion 660 | 523 |
| Special :- for guest lodge & associated refreshment, entertainment & commercial uses | Portion 665 | 523 |
| Special:- for recreational facilities, private open space, manager's residences, hiking/horse trails, hiking huts, sports, agriculture, conservation & game farming | Portion 668 | 523 |

3. By the addition of Annexure 523 to the Scheme.



BUITESTEDELIKE GEBIEDE DORPSBEPLANNINGSKEMA, 1975

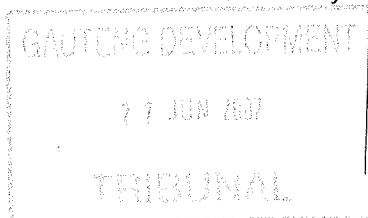
WYSIGINGSKEMA 457

Die Buitestedelike Gebiede Dorpsbeplanningskema, 1975, goedgekeur kragtens Administrateurskenningsgewing 1515, gedateer 27 Augustus 1975, word hiermee soos volg verder gewysig en verander:

1. DIE KAART, soos aangetoon op Kaart 3, van Wysigingskema 457
2. Klousule 4, Table B, deur die byvoeging van die volgende:

| GEBRUIKSONE | BESKRYWING VAN EIENDOM | VERWYSING NA BYLAAG |
|---|-------------------------------|---------------------|
| Residensieel 1 | Gedeelte 420-657, 659, en 661 | 523 |
| Residensieel 3 | Gedeeltes 658 en 664 | 523 |
| Spesiaal:- vir privaat pad en toegangsbeheer fasiliteite | Gedeelte 667 | 523 |
| Spesiaal:- vir klubhuis, administrasie en binnenshuis perdry en sports fasiliteite. | Gedeelte 660 | 523 |
| Spesiaal:- vir gastehuis en verwante verversings, vermaak en kommersiële gebruike | Gedeelte 665 | 523 |
| Spesiaal:- vir privaat oop ruimte, bestuurderswonings, stap en perdry roetes, oornag hutte, ontspanning, sport, landbou en wildsbewaring boerdery. | Gedeelte 668 | 523 |

3. Deur die byvoeging van Bylae 523 tot die skema.



| | |
|--|-------------------|
| Goedgekeur deur die Gauteng Ontwikkelings Tribunaal | 28/06/77 DATUM |
|--|-------------------|

Konsolidasiediagram

| SYE Meter | | RIGTINGS- HOEKE | KOÖRDINATE Y Stelsel: WG29° X | | L.G. No. |
|--------------|----------------------|-------------------------|----------------------------------|------------|---------------|
| | | Konstantes: | ± 0.00 | ± 0.00 | 2514/2007 |
| AB | 903.04 | 315 48 20 | A | +55 746.35 | +2 858 110.69 |
| BC | 148.74 | 225 48 10 | B | +55 116.86 | +2 858 758.17 |
| CD | 385.73 | 315 48 10 | C | +55 010.22 | +2 858 654.48 |
| DE | 525.04 | 45 48 00 | D | +54 741.32 | +2 858 931.03 |
| EF | 120.75 | 316 15 50 | E | +55 117.73 | +2 859 297.07 |
| FG | 408.28 | 61 58 30 | F | +55 034.25 | +2 859 384.32 |
| GH | 25.53 | 166 30 20 | G | +55 394.55 | +2 859 576.36 |
| HJ | 2 170.41 | 65 30 45 | H | +55 400.51 | +2 859 551.53 |
| JK | 293.90 | 148 47 10 | J | +57 375.69 | +2 860 451.15 |
| KL | 99.59 | 235 14 00 | K | +57 528.00 | +2 860 199.79 |
| LM | 320.05 | 135 24 20 | L | +57 446.19 | +2 860 143.00 |
| MA | 2 638.14 | 226 50 43 | M | +57 670.90 | +2 859 915.10 |
| GN | AANDUIDINGS 62.55 | - GEGEWENS 241 56 30 | N | +55 339.35 | +2 859 546.94 |
| HP | 22.23 | 64 30 45 | P | +55 420.74 | +2 859 560.75 |
| | Pre 61 | 312 | △ | +53 858.13 | +2 860 272.34 |
| | Pre 63 | 316 | △ | +58 079.32 | +2 860 150.89 |

Goedgekeur
André Schoeman

nms.
LANDMETER-
GENERAAL
03. 07. 2007

Vel 1 van 3 velle

Wet 67/1995
Verw. No.
GDT/LDA/KLM/3003
/05/018

Beskrywing van bakens

- A,B,C,D,F,J,K,L,M,N : 16mm Ysterpen
- E : Ysterpaal
- G,H : Nie Gebaken
- P : 20mm Ysterpen

Vir onderverdeling van die gedeelte in geheel,
sien Algemene Plan L.G. No. 2515/2007

Komponente

- Die figuur ABCGEFG middel van Pienaarsrivier H x8 M A stel voor die Restant van Gedeelte 123 van die plaas Boschkop No. 369-JR
Vide. L.G. Diagram No. A8456/1987 Transportakte No.
- Die figuur L x8 J K stel voor Gedeelte 324 van die plaas Boschkop No. 369-JR
Vide. L.G. Diagram No. 9362/2004 Transportakte No.

Serwituutnotas

- Die figuur L x9 x10 x11 stel voor 'n Reg van Weg serwituut 10 meter wyd
Vide. L.G. Diagram No. A8466/1987 Transportakte No.
- Die lyn x1 x2 stel voor die hartlyn van 'n Serwituut van Elektriese Kragleiding 30 meter wyd
Vide. L.G. Diagram No. A4880/1978 Serwituutakte No. K2915/1979s
- Die lyn x5 x6 x7 stel voor die hartlyn van 'n Serwituut van Elektriese Kragleiding 30 meter wyd
Vide. L.G. Diagram No. A4879/1978 Serwituutakte No. K2915/1979s
- Die lyn x2 x5 stel voor die hartlyn van 'n Serwituut van Elektriese Kragleiding 30 meter wyd
Vide. M.S. No. 586/1978. Serwituutakte No.
- Die lyn x11 x12 stel voor die hartlyn van 'n Serwituut van Elektriese Kragleiding 30 meter wyd
Vide. L.G. Diagram No. A6300/1975 Serwituutakte No. K1732/1976s

Die figuur A B C D E F G middel van Pienaarsrivier H J K L M
stel voor 292.4280 hektaar grond, synde
Gedeelte 337
van die plaas
Boschkop No. 369 - JR

Provinsie Gauteng

Opgemeet in September 2004 tot Januarie 2007 deur my *W.D. Malherbe*
Professionele Landmeter
Registrasienuommer PLS1139

| | | |
|-----------------------------------|---|-----------------------|
| Hierdie diagram is geheg aan | Die oorspronklike diagram is soos hierbo genoem | Lêer -/52 |
| No. : | | M.S. : 993/2007 |
| ged. | | A.P. : |
| t.g.v. | | Komp. : JRSS-13,14,31 |
| Registrateur van Aktes : Pretoria | | |

Konsolidasiediagram

REGISTRASIE KOPIE

Gedeelte 337 van die plaas Boschkop No. 369 - JR

L.G. No.

2514/2007

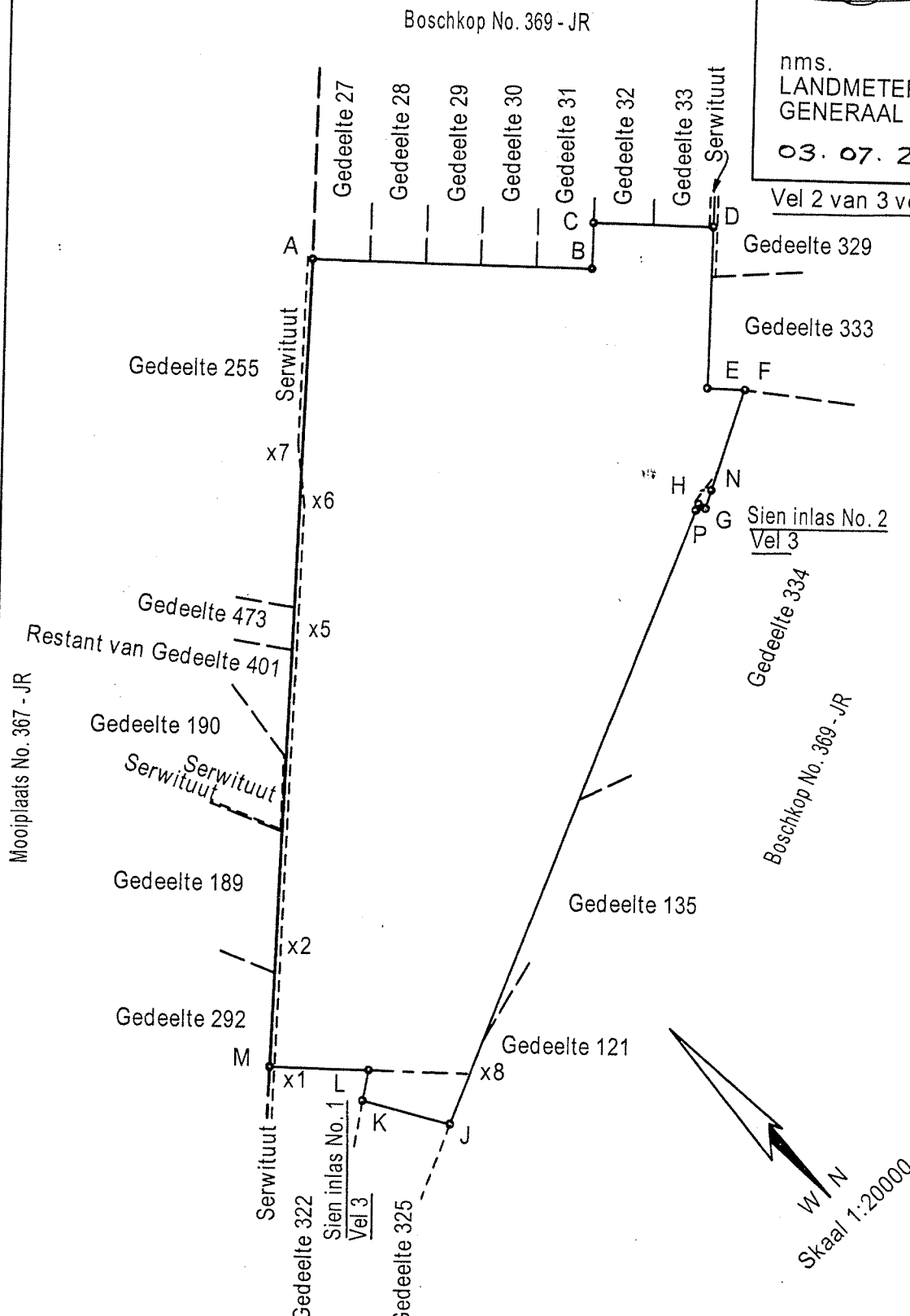
Goedgekeur

Andrie Schoeman

nms.
LANDMETER-
GENERAAL

03. 07. 2007

Vel 2 van 3 velle



Opgemeet in September 2004 tot Januarie 2007 deur my

W.D. Malherbe
W.D. Malherbe
Professionele Landmeter
Registrasienuommer PLS1139

Gedeelte 337 van die plaas Boschkop No. 369 - JR

L.G. No.

2514/2007

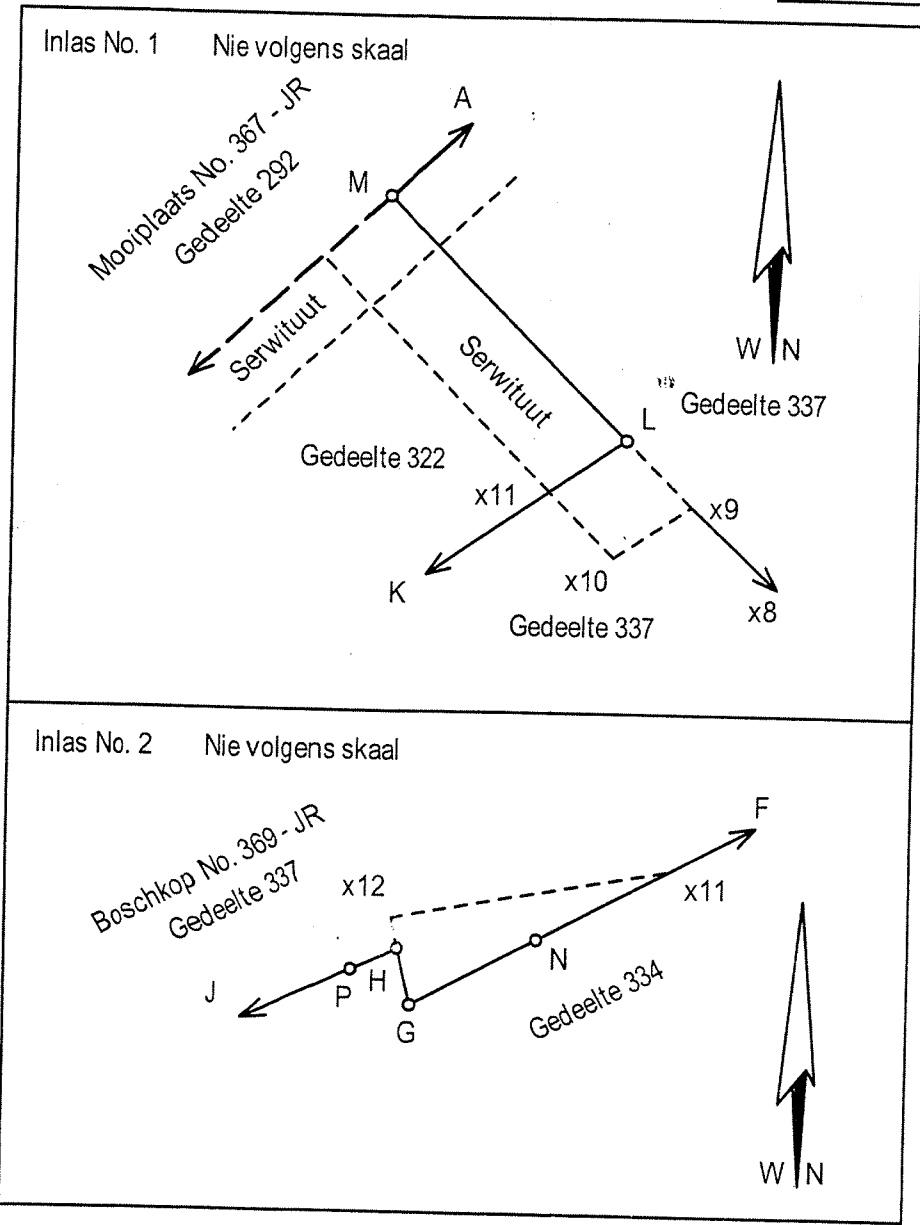
Goedgekeur

André Schoeman

03.07.2007

nms.
LANDMETER-
GENERAAL

Vel 3 van 3 velle



Opgemeet in September 2004 tot Januarie 2007 deur my

W.D. Malherbe
W.D. Malherbe
Professionele Landmeter
Registrasienuommer PLS1139