



City Planning and Development Department

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Date: 7 December 2012

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ESTABLISHMENT OF TOWNSHIP: DERDEPOORT PARK EXTENSION 15

Sir/Madam

The application for the establishment of the proposed township Derdepoort Park Extension 15 as depicted on Plan CPD /DerdepoortparkX15(W_NB)/06, is hereby approved in terms of the provisions of section 98(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) subject to the conditions set out in the annexure attached hereto. Please note that in terms of section 98(5) of the abovementioned ordinance the Municipality is empowered to amend or nullify any conditions and add any further condition(s) before publication of the township as an approved township.

Should you have any comments on the conditions or wish to address representations thereto, such comments or representations must be submitted within 4 weeks of the date hereof. Thereafter comments or representations will only be considered in exceptional cases.

It should be pointed out that the lay-out plan of the proposed township has been approved after due investigation and consideration. Although provisions exists in terms of section 100 of the abovementioned ordinance for the Municipality to consent to the change or amendment of the application, it must be emphasized that any such change or amendment will only be sanctioned in exceptional cases. Any request in this respect must be properly motivated with reasons and with an explanation as to why such change or amendment had not been requested before.

The provisions of section 101 must be complied with within 12 months of the date of approval by the Municipality or, within such extended period as the Municipality has sanctioned, failing which the approval of the proposed township in terms of section 102 will be deemed to have lapsed.

Please note that the applications of extension of time in terms of section 101(2) and 72(1) must be lodged timeously and before the expiry date, by the Head Legal Services and Municipal Courts, as the Municipality has no authority to condone late applications. If a section 100 application has been lodged the date of the original approval of the township remains the date from which the extension of time in terms of section 101(2) and 72(1) will be calculated.

The onus is on the applicant to satisfy the Municipality that all the pre-proclaimed conditions have been complied with before the proclamation of the township. In this regard the Head Legal Services and Municipal Courts will be the Department to be provided with the necessary proof of the compliance.

You are advised to take the necessary steps to comply with the various conditions immediately as the Municipality will not condone any oversight in this respect unless it is proved that all necessary steps were taken immediately after date hereof to comply with the relevant conditions and the matter could not be taken to its conclusion because of circumstances beyond your, or the applicant's control. Applications for extension of time in order to comply with the conditions because of transaction involving i.e. the transfer of the property to a new owner, will not be granted summarily.

A This approval is subject to the following provisions by virtue of a decision of the council dated 28 October 2004: POLICY ON LEVYING SERVICES CONTRIBUTIONS FOR THE PROVISION OF ENGINEERING SERVICES.

1. That the policy be implemented on 1 November 2004 subject to the provisions of the Municipal Finance Management Act

2. That all existing policies be rescinded after 24 months after 1 November 2004 but that the following transitional conditions be applicable:

2.1 That all applications received before 1 November 2004 for township establishment, the extension of boundaries and the amendment of a general plan in the area of jurisdiction of the former City Council of Pretoria that qualify for a rebate in terms of a resolution of the former Council dated 31 May 1995 regarding a moratorium on services contributions be dealt with and finalised in terms of that resolution.

2.2 That all applications received before 1 November 2004 for township establishment, rezoning, consent use, subdivision and division falling within the jurisdiction of the former City Council of Pretoria that do not qualify for a rebate in terms of a resolution of the former Council dated 31 May 1995 and within the jurisdiction of the former Town Councils of Centurion and Akasia be dealt with and finalised in terms of the services contribution policy applicable before 1 November 2004, provided that

2.2.1 the application be finalised within 12 months of 1 November 2004, if the application has been approved before 1 November 2004; and

2.2.2 the application be finalised within 12 months of the date of approval of the application or within 24 months of the date of the application, whichever occurs first, if the application has not been approved by 1 November 2004;

2.2.3 it be noted that where there is a services agreement or a contract, signed by the Council and the developer before 1 November 2004, the Council is obliged to calculate contributions according to the policy in that agreement/ contract.

2.3 a developer has the option that payment of contributions can be done according to calculations done on the new policy if these contributions are lower than that of the old policy, on the condition that calculations must be done and be payable according to the new policy for all the services, namely electricity, water, waste water, roads and stormwater.

2.4 That finalisation mean –

2.4.1 in the case of township establishment submitted in terms of Ordinance 15 of 1986, the date of issue of the Section 101(1) certificate;

2.4.2 in the case of township establishment submitted in terms of Ordinance 25 of 1965, the date of issuing of a certificate in terms of which the Municipality confirms that the services have been completed to its satisfaction or that satisfactory arrangements have been made for the installation of the said services.

B Your attention is also drawn to the following:

1. The requirements of the Executive Director: Water and Sanitation regarding the provision of water and sewerage services to the proposed development must be adhered to.
2. The requirements of the Executive Director : Roads and Stormwater must be adhered to.

N.P

3. The requirements of the Executive Director : Energy and Electricity must be adhered to. Electricity in bulk can be supplied to the proposed township as the township is situated within the priority area for the provision of services.
4. The requirements of the Executive Director : Environmental Management Division must be adhered to.

Kind Regards



M A Makgata Pr. Pln

f. STRATEGIC EXECUTIVE DIRECTOR: CITY PLANNING AND DEVELOPMENT DEPARTMENT

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY GEM MANUFACTURERS (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT) UNDER 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 1 AND REMAINDER OF PORTION 652 (PORTIONS OF PORTION 117) OF THE FARM DERDEPOORT 326-JR, GAUTENG, HAS BEEN APPROVED.

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE TOWNSHIP BEING DECLARED AN APPROVED TOWNSHIP IN TERMS OF THE PROVISIONS OF SECTION 103 OF THE TOWNPLANNING 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 for the finalization of the engineering services agreements with the Municipality for the provision and installation of water, electricity and sanitation, as well as the construction of roads and stormwater drainage in the township.

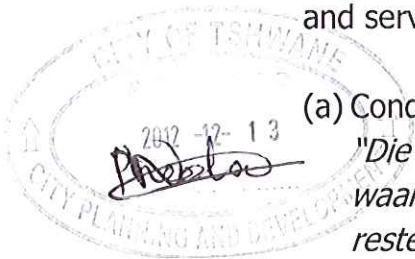
If external services are not available or the existing external services not sufficient to accommodate the township, special arrangements will have to be made, after consultation with the applicable municipal departments.

- 1.2 CANCELLATION OF EXISTING CONDITIONS OF TITLE

The Applicant shall at its own expense have the following conditions and servitudes cancelled and have the township area freed therefrom:

- (a) Condition A(g)

"Die gesegde gedeelte 56 (waarvan gedeelte 106 'n gedeelte waarvan hierby getranspoteer word) 'n gedeelte is en van die resterende gedeelte van die westelike gedeelte van gesegde plaas, groot as sodanig 347,3824 hektaar, getranspoteer soos voormeld, is onderworpe aan en geregtig tot die terme van 'n Order van die Waterhof (distrik No. 21) gedateer 30 Maart 1933, en geregistreer onder No. 471/1933-S. Al die regte waarop genoemde gedeelte 56 geregtig was kom nou toe aan seker Gedeelte 71 ('n gedeelte van gedeelte 56) van die plaas DERDEPOORT NR. 469, distrik Pretoria, groot 13,2420 hektaar gehou kragtens Akte van Transport No. 4203/1942 gedateer 7 Maart 1942."



(b) Condition A(h)

"Die gesegde gedeelte 56 (waarvan gedeelte 106 'n gedeelte waarvan hierby getranspoteer word 'n gedeelte is) is onderworpe aan 'n reg van suiping aan die westekant van Hartebeestspruit by die ou drif, ten gunste van die eienare van die resterende ge-deelte van die Westelike gedeelte van gesegde plaas, groot as sodanig 347,2110 hektaar, getranspoteer soos vormeld."

(c) The right-of-way servitude by virtue of Diagram SG No A 3597/1943 affecting Dewar Street, since this servitude will be replaced by a public road in the township.

1.3 MINERAL RIGHTS

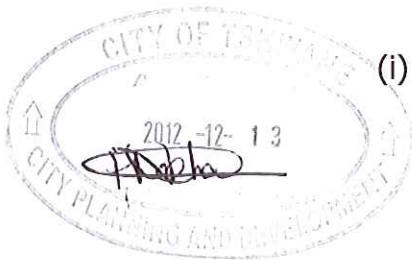
The consent must be obtained from the Department of Mineral Resources regarding the mineral rights in respect of the land on which the township is being established.

1.4 CONSOLIDATION OF COMPONENT PORTIONS

The Applicant shall at its own expense have the component portions on which the township is situated consolidated where necessary.

1.5 GENERAL

(a) The Applicant shall satisfy the City of Tshwane Metropolitan Municipality (hereinafter referred to as the Municipality) that-



(i) the relevant amendment scheme (in terms of Section 125 of Ordinance 15 of 1986) has been compiled and can be published simultaneously with the declaration of the township as an approved township;

(ii) satisfactory access is available to the township and that a public street system is available to all erven in the township;

(iii) a satisfactory traffic impact assessment has been submitted;

(iv) a favourable geological / geotechnical report has been submitted to the satisfaction of the Transport and Roads Department: Roads & Stormwater Division: Section Infrastructure Planning & Management - Geology;

(v) the portions of the road-reserves adjoining the proposed township, and which are required for the proper installation

and maintenance of the Municipality's electrical services, must be acquired by the township owner to the satisfaction of the Public Works and Infrastructure Development Department (Energy and Electricity Division);

- (vi) the relevant administrative decision of the Gauteng Department of Agriculture and Rural Development has been obtained in terms of the provisions 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 conditions 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;
 - (vii) the name of the township as well as the street names have been approved by the Council and are indicated on the layout plan or General Plan in accordance with Regulation 18 (1)(a)(iv) of Ordinance 15 of 1986.
 - (viii) the Services Report containing the stormwater design proposals has been approved by the Gauteng Department Roads and Transport.
 - (ix) all servitudes in accordance with the Services Report must be indicated on the Township Layout Plan and registered by the developer.
 - (x) the township lies within the priority area for the supply of services and electricity in bulk can be supplied, provided that the total expected load of 306,74 kVA is not exceeded. Capacity in this regard will expire 12 months after approval of this Township. This date may be amended with the written approval of the Public Works and Infrastructure Development Department (Energy and Electricity Division).
 - (xi) the applicant shall comply with the provisions of the National Heritage Resource Act, 1999 (Act 25 of 1999).
- (b) The applicant shall comply with the provisions of Section 72, 75 and 101(2) of Ordinance 15 of 1986.



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

2.1 NAME

The name of the township shall be Derdepoort Park Extension 15.

2.2 DESIGN

The township shall consist of erven and streets as indicated on Plan CPD/DERDEPOORTPARKX15 (W_NB) / 06.

2.3 ENDOWMENT

No endowment is payable to the Municipality.

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

The township owner shall at its own expense comply with all the conditions imposed, by which the Gauteng Department of Roads and Transport has granted consent for the development.

2.5 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

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

2.6 DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the City of Tshwane Metropolitan Municipality to do so, the township owner shall at its 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.

2.7 REMOVAL OF LITTER

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

2.8 REMOVAL AND / OR REPLACEMENT OF ESKOM POWER LINES



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

2.9 REMOVAL AND / OR REPLACEMENT OF TELKOM SERVICES

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

2.10 COMPLIANCE WITH CONDITIONS IMPOSED BY GDARD

The township owner shall at its own expense comply with all the conditions imposed by the Gauteng Department of Agriculture and Rural Development, 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 Environment Conservation Act, (Act 73 of 1989), or the National Environmental Management Act, 1998 (Act 107 of 1998) and Regulations thereto, as the case may be.

2.11 NATIONAL HERITAGE RESOURCE ACT

The township owner shall at its own expense comply with the provisions of the National Heritage Resource Act, 25 of 1999.

3. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTRABLE

3.1 INSTALLATION OF INTERNAL AND EXTERNAL SERVICES

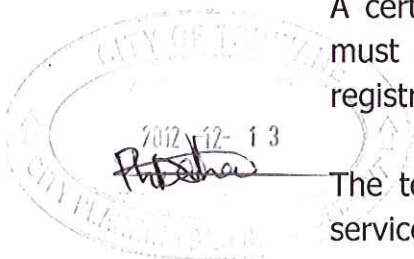
A certificate issued in terms of Section 82 of Ordinance 15 of 1986 must be lodged with the first transfer or with any other act of registration such as the issuing of a Certificate of Title.

The township applicant shall install and provide internal engineering services in the township as provided for in the services agreement.

The Municipality shall install and provide external engineering services in the township as provided for in the services agreement.

3.2 RESTRICTIONS ON THE ALIENATION OF LAND

Regardless the issuing of a certificate as contemplated in Section 82(1)(b)(ii)(cc) of Ordinance 15 of 1986, no erf in the township may be



transferred or be dealt with otherwise until the Municipality certifies that the developer has complied with the provisions of Condition 3.3.

3.3 THE DEVELOPER'S OBLIGATIONS

3.3.1 ENGINEERING DRAWINGS

The Developer must submit to the Municipality complete engineering drawings in respect of internal sewers and sewerage connection points (if applicable) and complete detail design engineering drawings in respect of the internal road and storm water sewers, as well as water and electricity services, prior to the commencement of the construction of the said services.

The detail design drawings will only be evaluated after the required Services Reports have been approved.

The Developer must obtain a way-leave from the Municipality prior to commencement of construction work, if such work will be undertaken on Municipal property.

3.3.2 CERTIFICATE BY PROFESSIONAL ENGINEER

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

No building plans will be approved before the services have been completed and (if applicable) taken over by the relevant divisions of the Public Works and Infrastructure Development Department.

3.3.3 MAINTENANCE PERIOD AND GUARANTEE



A maintenance period of 12 (twelve) months commences on the date on which the Municipality has certified that the provisions of Section 82(1)(b)(ii)(cc) of Ordinance 15 of 1986 have been complied with and when the last of the internal engineering services (i.e. water, sewerage, electricity), and the road and stormwater sewers have been completed.

The Municipality must be furnished with a maintenance guarantee issued by a recognized financial institution, to provide for rectification of poor workmanship and / or materials with regards to the engineering services, which guarantee must be for an amount equal to ten percent (10%) of the contract cost of these services, before the commencement date of the contract.

4. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven in the township shall be made subject to existing conditions and servitudes as per title deed T 167015/2007, excluding the following:

(a) Conditions A(a), A(d), A(e) & B, since these are all conditions of entitlement which are being waived by the applicant / owner. These conditions read as follows:

- Condition A(a): *"Die Eienaar van Gedeelte 56 (waarvan gedeelte 106, 'n gedeelte waarvan hiermee getranspoteer word nie, 'n gedeelte is) en van die resterende gedeelte van die westelike gedeelte van die gesegde plaas, groot as sodanig 347, 2110 hektaar, getranspoteer onder Aktes van Verdelingstransport Nos. 5953/1941, sal geregtig wees tot drie / vierde van die wwater uit die algemene watervoor wat kom uit die Hartebeestspruit en loop oor gesegde 56 en gesegde resterende gedeelte na gedeelte van die gesegde plaas, groot 176,3514 hektaar, soos getranspoteer onder Akte van Transport Nr. 7286/1910. Die voorsegde regte van water sal deur die respektiewe eienare by beurte gereël word."*
- Condition A(d): *"Die eienare van die voormalige resteurende gedeelte van die westelike gedeelte van gesegde plaas, groot as sodanig 527, 8550 hektaar (waarvan gesegde gedeelte 56 (waarvan gedeelte 106 ('n gedeelte waarvan hierby getranspoteer word) 'n gedeelte is) sal nie reg hê op die fonteine wat lê naby die spruit wat loop deur Koedoespoort, not tot die water in die spruit."*

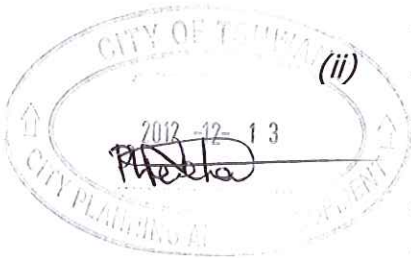


- Conditon A(e): *"Die eienare van die voormalige resterende gedeelte van die westelike gedeelte van die gesegde plaas, groot as sodanig 527,8550 hektaar (waarvan die gesegde gedeelte 56) waarvan gedeelte 106 'n gedeelte waarvan hierby getranspoteer word) 'n gedeelte is, sal nie reg hê nie op die damen watvoor deur JJ Dreyer uit die rivier, dag sal die water wat loop in die nag terugkeer moet word in die rivier bokant die dam, waaruit die gesamentlike watvoor uitgehaal is, en is die gesegde gedeelte 56 en die resterende gedeelte groot as sodanige 347,2110 hektaar getranspoteer soos vormeld, spesiaal geregtig tesame met die Eienaar van die voormelde gedeelte groot 176,3514 hektaar tot die water vir drie weke nag en dag te gebruik uit elke vier weke.*
- Condition B: *"Genoemde Gedeelte 117 (as gedeelte van Gedeelte 106, welke Gedeelte 106 'n gedeelte van die resterende gedeelte van die plaas groot 101,1382 hektaar van genoemde plaas) is geregtig op 'n serwituut van reg van weg 4,72 meter wyd oor*

(i) *Seker Gedeelte 89 ('n gedeelte van Gedeelte 56) van die plaas DERDEPOORT NR. 469, distrik Pretoria, groot 25,6960 Hektaar, en*

(ii) *Seker Gedeelte 87 ('n gedeelte van Gedeelte 56) van die plaas DERDEPOORT Nr. 469, distrik Pretoria, groot 8,5653 hektaar;*

Beide eiendomme gehou kragtens Akte van Transport No. 14143/1942, gedateer 28 Julie 1942.



(b) Conditions A(b), A(c), and A(f), since these conditions are agriculture-related and either not applicable anymore or do not affect the township due to location. These conditions read as follows:

- Condition A(b): *"As die eienaar of toekomstige Eienaar van die gesegde gedeelte groot 176,3414 hektaar, sy grond wil afdraad van die gesegde gedeelte 56 (waasvan genoemde gedeelte 106 ('n gedeelte waarvan hierby getranspoteer word) 'n gedeelte is, sal hy die kostes daarvan moet dra."*
- Condition A(c): *"Die bestaande pad wat loop oor die gesegde gedeelte 56 (waarvan gedeelte 106 ('n gedeelte waarvan hierby getranspoteer word) 'n gedeelte is) en die gesegde resterende gedeelte (groot as sodanig 347,2967 hektaar) en die gesegde gedeelte groot 176,3514 hektaar, sal bly soos voorheen."*

- Condition A(f): *"Die eienare van die gesegde gedeelte 56 (waarvan gedeelte 106 'n gedeelte waarvan hierby getranspoteer word, 'n gedeelte is en van die resterende gedeelte van die westelike gedeelte van gesegde plaas, groot as sodanig 347,2110 hektaar, getranspoteer soos vormeld, tesame met die eenaar van gesegde gedeelte groot 176,3514 hektaar, sal 2/3de van die koste vir reparasie van die dam en watervoor moet dra.*

(c) Condition C, since a formal road network had been implemented and in use in the area for the past few decades. This condition reads as follows:

- Condition C: *"Die eiendom hierby getranspoteer is onderworpe aan 'n serwituut van reg van oorpad 7,56 meter wyd ten gunste van*

*(a) Seker Resterende Gedeelte van Gedeelte 106 ('n gedeelte van Gedeelte 56) van genoemde plaas DERDEPOORT Nr. 469, distrik Pretoria, groot as sulke 4,5075 hektaar
en*

(b) Seker Gedeelte 107 ('n gedeelte van Gedeelte 56) van genoemde plaas DERDEPOORT Nr. 469, distrik Pretoria, groot 13,7045 hektaar

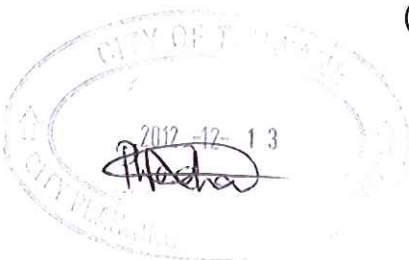
Beide eiendomme gehou kragtens Akte van Transport Nr. 14141/1944, gedateer, 29 Mei 1944, welke reg van oorpad aangetoon is Noord langs die lyn CD kaart L.G. NO. A 4728/44 geheg aan Akte van Transport Nr. 3495/1945."

5. CONDITIONS OF TITLE

5.1 THE ERVEN MENTIONED BELOW SHALL BE SUBJECT TO THE CONDITION 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).

5.1.1 ALL ERVEN

(a) The erven shall be subject to a servitude, 3m wide, for municipal services (water, sewer, electricity and stormwater) (hereinafter referred to as "the services"), in favour of the Municipality, along any two boundaries except a street boundary and, in the case of a panhandle erf, an additional

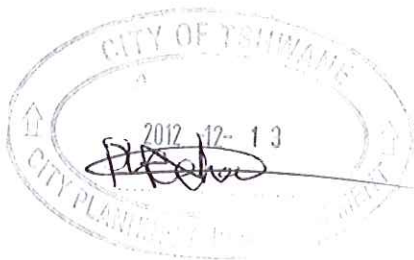


servitude for municipal purposes, 3m wide, over the entrance portion of the erf, if and when required by the Municipality: Provided that the Municipality may waive any such servitude.

- (b) No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2m thereof.
- (c) The Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards necessary, and furthermore shall the Municipality be entitled to reasonable access to the property for the aforesaid purpose, subject to the provision that the Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

5.1.2 ERF 4

- (a) The erf shall be subject to a 3-metre wide stormwater servitude, in favour of the Municipality, as indicated on the General Plan.
- (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 2m therefrom.



- (c) The Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards essential, and furthermore shall the Municipality shall be entitled to reasonable access to the said property for the aforesaid.

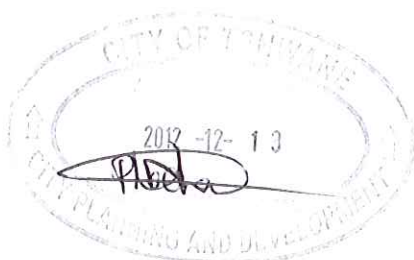
6. CONDITIONS WHICH, IN ADDITION TO THE EXISTING PROVISIONS OF THE RULING TOWN-PLANNING SCHEME, HAVE TO BE INCORPORATED IN THE TSHWANE TOWN-PLANNING SCHEME, 2008, IN TERMS OF SECTION 125 OF ORDINANCE 15 OF 1986.

ERVEN 1 TO 4

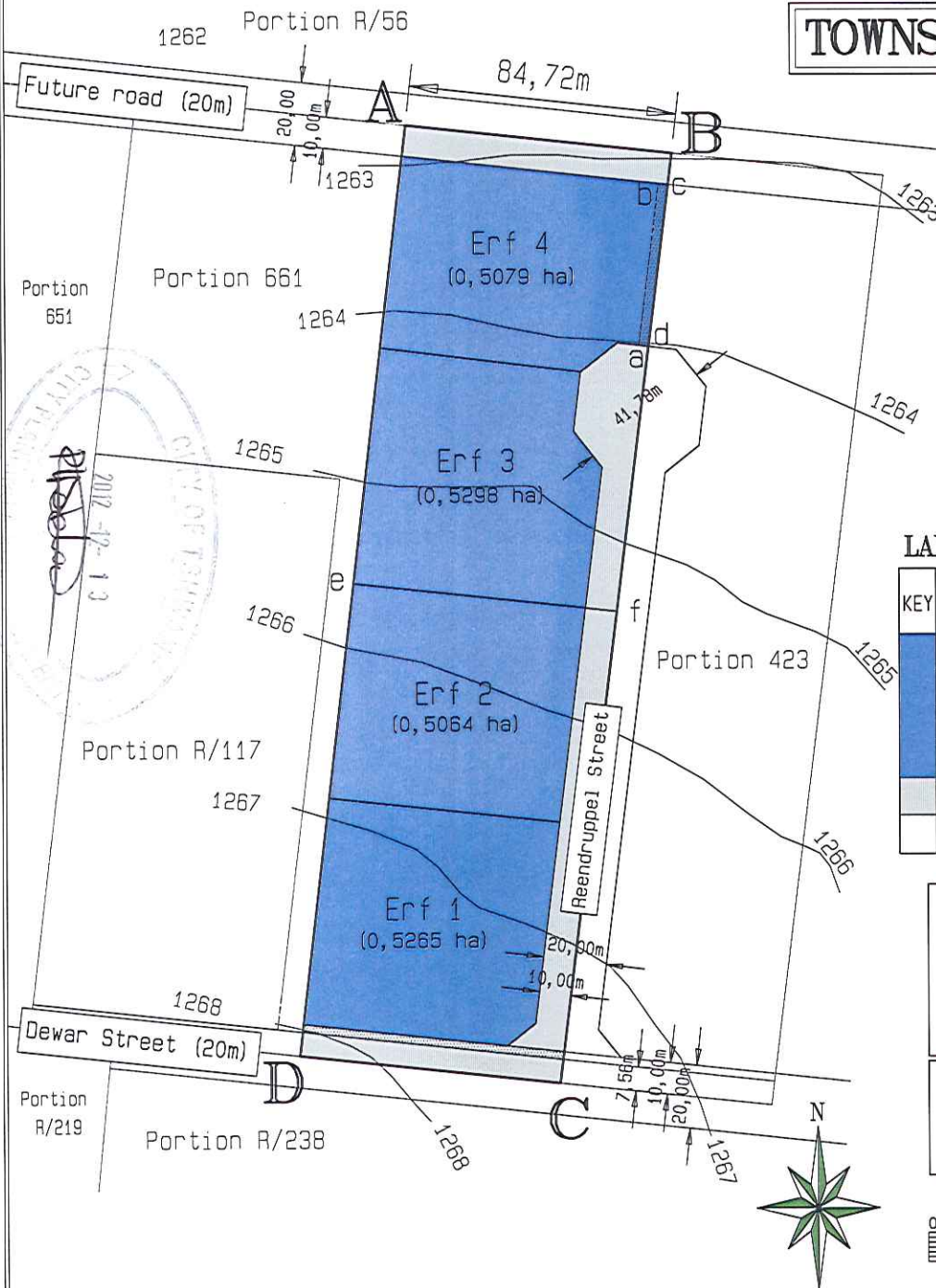
1	Use Zone	11: INDUSTRIAL 2
2	Uses permitted	Table B, Column 3
3	Uses with consent	Table B, Column 4
4	Uses not permitted	Table B, Column 5
5	Definitions	Clause 5
6	Density	Not applicable
7	Coverage	60 percent
8	Height	15m(Two (2) storeys)
9	Floor area ratio	0,6
10	Site development plan & landscape development plan	<p>(1) A site development plan and a landscape development plan, unless otherwise determined by the Municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality for approval prior to the submission of building plans.</p> <p>(2) The landscaping, in terms of the landscape development plan, shall be completed with completion of the development or any phase thereof. The continued maintenance of the landscape development shall be to the satisfaction of the Municipality.</p>
11	Building-lines	<p>(1) Street boundaries: 4,5 metres</p> <p>(2) Other boundaries: 4,5 metres</p>
12	Parking requirement	One (1) bay per 100m ² gross floor area
13	Paving of traffic areas	All parts of the erf upon which motor vehicles are allowed to move or park, shall be provided with a permanent dust-free surface, which surface shall be drained and maintained to the satisfaction of the Municipality.
14	Access to erven	<p>(1) Access shall only be obtained from Reëndruppel and Dewar Street.</p> <p>(2) Entrances to, and exits from the erf</p>



		shall be sited, constructed and maintained to the satisfaction of the Municipality.
15	Loading and unloading facilities	Facilities for loading and unloading shall be provided on the erf, to the satisfaction of the Municipality and all loading and unloading shall take place on the erf.
16	Turning facilities	Turning facilities shall be provided for vehicles on the erf, to the satisfaction of the Municipality.
17	Physical barriers	Physical barriers shall be erected and maintained on the street boundary / -ies of the erf (approved entrances and exits excluded), to the satisfaction of the Municipality.
18	Health measures	(1) Any requirement for air pollution, noise abatement, or health measures set by the Municipality shall be complied with to the satisfaction of the Municipality without any cost to the Municipality. (2) Air-conditioning units or compressors shall not be mounted to the exterior walls of buildings without prior approval from the Municipality.
19	Outdoor advertising	Advertisements and / or sign boards shall not be erected or displayed on the erf without the written approval of the Municipality first being obtained in terms of the municipal by-laws for outdoor advertising.
20		(1) An engineer shall be appointed before plans are submitted, who shall 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 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 he / she shall certify that all his / her specifications have been met. (2) In addition to the above conditions, the erf and buildings thereon are further subject to the general provisions of the Tshwane Town-planning Scheme, 2008.



TOWNSHIP LAYOUT PLAN



GENERAL NOTES:

1. APPROXIMATE AREAS AND MEASUREMENTS SHOWN ONLY
2. TOWNSHIP BOUNDARY: ABCD
3. TITLE DEED NUMBER: T 167015/2007
4. MINIMUM ERF SIZE: 0,5064 Ha
5. MAXIMUM ERF SIZE: 0,5298 Ha
6. TOTAL LENGTH OF THE STREET: 225 m
7. ACCESS ROAD SPLAYS ARE 8M X 8M
8. PORTION 1/652 IS REPRESENTED BY FIGURE CDef
9. PORTION R/652 IS REPRESENTED BY FIGURE ABfe

SERVITUDE NOTES:

1. FIGURE abcd REPRESENTS A 3-METRE WIDE STORMWATER SERVITUDE OVER ERF 4 IN FAVOUR OF THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY.

LAND-USE TABLE:

KEY	ERF NUMBER	AREA		ZONING
		(ha)	(%)	
	1	0,5265	21,1	Industrial 2
	2	0,5064	20,3	Industrial 2
	3	0,5298	21,2	Industrial 2
	4	0,5079	20,3	Industrial 2
	Only in township ABCD	0,4275	17,1	Streets &- widening
	TOTAL	2,4981	100,0	

FLOOD-LINE:

I HEREWITH CERTIFY THAT THE PROPOSED TOWNSHIP IS NOT AFFECTED BY THE 1:50 AND 1:100 YEAR FLOOD-LINE, IN TERMS OF THE PROVISIONS OF SECTION 144 OF THE NATIONAL WATER ACT, 1998 (ACT 36 OF 1998)

PR. ENG. *[Signature]* DATE 9-6-08

CONTOUR SURVEY:

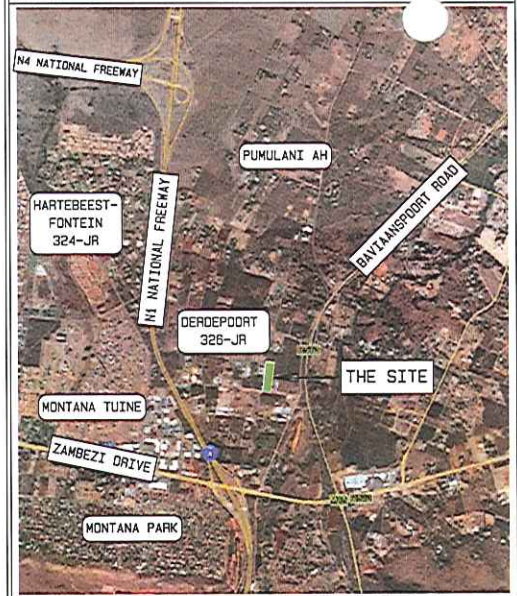
THE CONTOUR SURVEY ADHERES TO THE REQUIREMENTS FOR TOWNSHIP ESTABLISHMENT IN TERMS OF THE ORDINANCE ON TOWNPLANNING AND TOWNSHIPS, 1986 (ORD 15 OF 1986)

PROJECT:

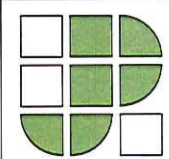
PROPOSED TOWNSHIP ESTABLISHMENT ON PORTIONS 1/652 AND R/652, FARM DERDEPOORT 326-JR

DERDEPOORT PARK EXTENSION 15

LOCALITY MAP: NOT TO SCALE



LOCAL AUTHORITY:	APPLICANT:
CITY OF TSHWANE METROPOLITAN MUNICIPALITY P.O. BOX 324-2 PRETORIA 0001	GEM MANUFACTURERS (PTY) LTD. PO BOX 697 SILVERTON 0127



J PAUL VAN WYK

URBAN ECONOMISTS & PLANNERS CC

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HATFIELD 0028

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SEL : (082) 893-7370

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CELL : (082) 893-7370

DRAWN	CVW	CVW	FIGURE
SCALE	DATE	CAD NO.	2
1:2000 (A3)	2012/07/12	dpp15-layout7.drw	
DESIGN	CONTOUR INT.	PLAN NUMBER	
J.P. van Wyk	1.0m	CPD/DERDEPOORTPARKX15 (W.NB) /06	