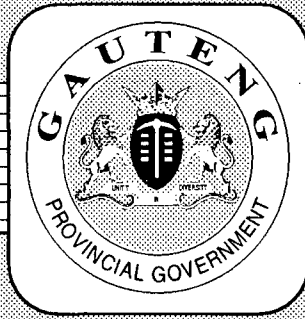


**THE PROVINCE OF  
GAUTENG**



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**Provincial Gazette Extraordinary  
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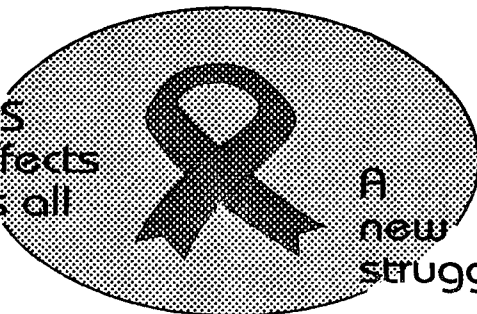
**Vol. 11**

**PRETORIA, 2 FEBRUARY 2005  
FEBRUARIE**

**No. 40**

**We all have the power to prevent AIDS**

AIDS  
affects  
us all



A  
new  
struggle

**Prevention is the cure**

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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 183

#### DECLARATION AS APPROVED TOWNSHIP: DERDEPOORT

In terms of section 103 of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986), the Nokeng Tsa Taemane Local Municipality declares Derdepoort to be an approved township subject to the conditions set out in the Schedule hereto.

#### SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION BY DANIEL PETRUS JOHANNES BOTHA (HEREINAFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF CHAPTER 3 (PART C) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 218, OF THE FARM DERDEPOORT 326-JR, GAUTENG PROVINCE, HAS BEEN GRANTED.

#### 1. CONDITIONS OF ESTABLISHMENT

##### (a) NAME

The name of the township shall be **Derdepoort**.

##### (b) DESIGN

The township shall consist of erven and streets as indicated on approved layout Plan Number 3/28/3 dated September 1996 and General Plan SG No. 7502/2002.

##### (c) CONSTRUCTION OF SERVICES AND/OR BUILDING WORK

Before any construction of services and /or building work is undertaken, complete detailed plans and specifications of all services must be submitted to the local authority for approval.

##### (d) DISPOSAL OF EXISTING CONDITIONS OF TITLE

Erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals.

##### (e) OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

The applicant shall, within such period as the local authority may determine, fulfill his obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, and on completion of construction work, "as built" plans certified by a professional engineer must be submitted to the local authority.

##### (f) OBLIGATIONS IN REGARD TO BUILDINGS

Should the local authority so request, all buildings will, on completion, be subject to the issuing of an engineering certificate by a professional engineer at the expense of the owner.

#### 2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as imposed by the local authority in terms of the provisions of the Town-Planning and Townships Ordinance, 1986 and

the Town-Planning Scheme in operation (Pretoria Region Town Planning Scheme No 1 of 1960).

(a) **ALL ERVEN**

- (i) The erf is subject to a servitude, 2m wide in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2m wide across the access portion of the erf, if and when required by the local authority; Provided that the local authority may dispense with any such servitude.
- (ii) No building or other structure shall be erected within the aforesaid servitude area and no large rooted trees shall be planted within the area of such servitude or within 2m thereof.
- (iii) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude area such material as may be excavated by them during the course of the construction, maintenance or removal of such works as it in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such works being made good by the local authority.

**MUNICIPAL MANAGER  
NOKENG TSA TAEMANE LOCAL MUNICIPALITY**

**LOCAL AUTHORITY NOTICE 184****PRETORIA REGION AMENDMENT SCHEME NTT 101**

The Nokeng Tsa Taemane Local Municipality herewith in terms of the provisions of section 125(1)(a) of the Town Planning and Township Ordinance No 15 of 1986, declares that it has approved an amendment scheme being an amendment of the Pretoria Region Town Planning Scheme, No 1 of 1960, comprising the same land as included in the Township of Derdepoort. Map 3 and the scheme clauses of the amendment scheme are filed with the Municipal Manager; Nokeng Tsa Taemane Local Municipality.

This amendment is known as Pretoria Region Amendment Scheme NTT 101.

**MUNICIPAL MANAGER  
NOKENG TSA TAEMANE LOCAL MUNICIPALITY**

**PLAASLIKE BESTUURSKENNISGEWING 183****VERKLARING TOT GOEDGEKEURDE DORP: DERDEPOORT**

Ingevolge artikel 103 van die Ordonansie op Dorpsbeplanning en Dorpe, 1986 (Ordonansie 15 van 1986), verklaar die Nokeng Tsa Taemane Plaaslike Munisipaliteit hiermee die dorp Derdepoort tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

**BYLAE**

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR DANIEL PETRUS JOHANNES BOTHA (HIERNA DIE APPLIKANT GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK 3 (DEEL C) VAN DIE ORDONANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 218 VAN DIE PLAAS DERDEPOORT 326 JR GAUTENG PROVINSIE TOEGESTAAN IS.

**1. STIGTINGSVOORWAARDES****(a) NAAM**

Die naam van die dorp is **Derdepoort**.

**(b) ONTWERP**

Die dorp bestaan uit erwe en strate soos aangedui op goedgekeurde uitleg Plan Nommer 3/28/3 gedateer September 1996 en Algemene Plan SG No. 7502/2002.

**(c) KONSTRUKSIE VAN DIENSTE EN/OF BOUWERK**

Alvorens enige konstruksie van dienste en/of bouwerk onderneem word moet volledige detailplanne en spesifikasies van alle dienste by die plaaslike bestuur ingedien word vir goedkeuring.

**(d) BESIKKING OOR BESTAANDE TITELVOORWAARDES**

Erwe moet onderworpe gemaak word aan bestaande titelvoorwaardes en serwitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale.

**(e) VERPLIGTINGE TEN OPSIGTE VAN NOODSAAKLIKE DIENSTE**

Die applikant moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal verpligtinge met betrekking tot die voorsiening van water, elektrisiteit en sanitêre dienste en die installering van stelsels daarvoor, nakom en by voltooiing van konstruksie moet "as built" planne gesertifiseer deur 'n professionele ingenieur by die plaaslike bestuur ingedien word.

**(f) VERPLIGTINGE TEN OPSIGTE VAN GEBOUE**

Indien die plaaslike bestuur dit vereis moet alle geboue, by voltooiing, onderhewig wees aan die uitreiking van 'n ingenieursertifikaat wat deur 'n professionele ingenieur op koste van die eienaar uitgereik word.

## 2. TITELVOORWAARDES

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 en die dorpsbeplanningskema in werking (Pretoria Streek Dorpsbeplanningskema, No 1 van 1960).

### (a) ALLE ERWE

- (i) Elke erf is onderworpe aan 'n serwituut 2m breed, ten gunste van die plaaslike bestuur, vir riolerings- en ander munisipale doeleindes, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionel serwituut vir munisipale doeleindes 2m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur enige sodanige serwituut mag afsien.
- (ii) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grondwortelbome mag binne die gebied van sodanige serwituut of binne 2m daarvan geplant word nie.
- (iii) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings, en ander werke wat hy volgens goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts sal die plaaslike bestuur geregtig wees tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleiding en ander werke veroorsaak word.

**MUNISIPALE BESTUURDER  
NOKENG TSA TAEMANE PLAASLIKE MUNISIPALITEIT**

**PLAASLIKE BESTUURSKENNISGEWING 184****PRETORIA STREEK WYSIGINGSKEMA NTT 101**

Die Nokeng Tsa Taemane Plaaslike Munisipaliteit verklaar hiermee ingevolge die bepalings van artikel 125(1)(a) van die Ordonansie op Dorpsbeplanning en Dorpe Nr 15 van 1986, dat hy 'n wysigingskema synde 'n wysiging van die Pretoria Streek Dorpsbeplanningskema, No 1 van 1960, wat dui dat dieselfde grond as die dorp Derdepoort bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Munisipale Bestuurder: Nokeng Tsa Taemane Plaaslike Munisipaliteit en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Pretoria Streek Wysigingskema NTT 101.

**MUNISIPALE BESTUURDER  
NOKENG TSA TAEMANE PLAASLIKE MUNISIPALITEIT**

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