



Economic Development and Spatial Planning

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

My ref: CPD 9/1/1-DDEP X5 0047	Tel: 012 358 5046
Your ref:	Fax: No fax
Contact person: MA Baloyi	Email: maleboba@tshwane.gov.za
Section/Unit: Development Law Operations	

Consult Van Coller
PO Box 11700
Erasmuskloof
Pretoria
Gauteng
0048

Michele@consultvancoller.com / 082 413 9260

PROPOSED TOWNSHIP: DERDEPOORT EXTENSION 5

CERTIFICATE IN TERMS OF SECTION 82 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

Attached find a copy of a letter addressed to the Registrar of Deeds, the contents which are self-explanatory.

Yours faithfully

f/ DEPUTY DIRECTOR: DEVELOPMENT COMPLIANCE

My ref: CPD 9/1/1/1-DDEP X5 0047	Tel: 012 358 5046
Your ref: Registrar of Deeds	Fax: No fax
Contact person: MA Baloyi	Email: maleboba@tshwane.gov.za
Section/Unit: Development Compliance	

TO: THE REGISTRAR OF DEEDS
Private Bag X183
PRETORIA
0001

CERTIFICATE IN TERMS OF SECTION 82 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986 (the "Ordinance") – TOWNSHIP: DERDEPOORT EXTENSION 5

TO: THE REGISTRAR OF DEEDS

The applicant must prior or simultaneous with the first transfer create the following servitudes / conditions / notarial tie in the Title Deed: -

1. NONE.

THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY
(hereinafter referred to as "the Municipality")

certifies in respect of the Township **Derdepoort Extension 5** as indicated on General Plan **S.G. No. 3111/2015** (hereinafter referred to as "the TOWNSHIP") that the Township has been promulgated on the **05th January 2022** and that:

- The township owner has in respect of all the erven in the TOWNSHIP complied with all the Conditions of Establishment that are capable of being complied with prior to the issuing of this Certificate as contained in the proclamation notice of the TOWNSHIP.
- The township owner has submitted sufficient guarantees and cash contributions in respect of the provision of services for the ERVEN and/or paid to the Municipality.



CERTIFICATE IN TERMS OF SECTION 82 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 15 OF 1986 (the "Ordinance) – TOWNSHIP: DERDEPOORT EXTENSION 5.

- (c) The township owner has paid the endowment amount in cash to the Municipality in terms of Section 82(1)(b)(ii)(aa) of the Ordinance.
- (d) The township owner has paid the endowment amount to the Municipality in terms of the provisions of Section 82(1)(b)(ii)(bb) of the Ordinance. *
- (e) The Municipality will be able to provide such services to the Erven as it may deem necessary in terms of Section 82(1)(b)(ii)(cc) read with Section 95 of the Ordinance within a period of 3 months from the date of this Certificate.
- (f) The Municipality is prepared to consider applications for the approval of building plans for the erven in the TOWNSHIP.


Since the township **Derdepoort Extension 5** was submitted prior 1 July 2015 neither the Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA), nor the Tshwane Land Use Management By-Law 2016, are applicable on this township.

SIGNED AT PRETORIA ON THIS 2nd DAY OF April 2023.

AS WITNESSES:

1. 

2. 



POST APPROVAL/ TOWNSHIPS
SPECIALIST
RECOMMENDED / ~~NOT RECOMMENDED~~



DEPUTY DIRECTOR:
DEVELOPMENT COMPLIANCE

APPROVED / ~~NOT APPROVED~~

*Delete if not applicable