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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 1065

CITY OF TSHWANE

CENTURION AMENDMENT SCHEME 1523C

It is hereby notified in terms of the provisions of section 125(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the City of Tshwane has approved an amendment scheme with regard to the land in the township of Hennospark Extension 87, being an amendment of the Centurion Town-planning Scheme, 1992.

Map 3 and the scheme clauses of this amendment scheme are filed with the Executive Director: Legal Services, and are open to inspection during normal office hours.

This amendment is known as Centurion Amendment Scheme 1523C.

(13/2/Hennospark x87 (1523C))
 ___ June 2009

Executive Director: Legal Services
 (Notice No 458/2009)

PLAASLIKE BESTUURSKENNISGEWING 1065

STAD TSHWANE

CENTURION WYSIGINGSKEMA 1523C

Hierby word ingevolge die bepalings van artikel 125(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), bekend gemaak dat die Stad Tshwane 'n wysigingskema met betrekking tot die grond in die dorp Hennospark Uitbreiding 87, synde 'n wysiging van die Centurion-dorpsbeplanningskema, 1992, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Uitvoerende Direkteur: Regsdienste, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Centurion-wysigingskema 1523C.

(13/2/Hennospark x87 (1523C))
 ___ Junie 2009

Uitvoerende Direkteur: Regsdienste
 (Kennisgewing No 458/2009)

CITY OF TSHWANE

DECLARATION OF HENNOPSPARK EXTENSION 87 AS APPROVED TOWNSHIP

In terms of section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986), the City of Tshwane Metropolitan Municipality hereby declares the township of Hennospark Extension 87 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Hennospark x87 (1523C))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY CROWN HILL PROPERTIES 103 CC UNDER THE PROVISIONS OF SECTION C OF CHAPTER 3 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 147 (A PORTION OF PORTION 2) OF THE FARM BRAKFONTein 399JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1 CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Hennospark Extension 87

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 7318/2006.

1.3 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 –

1.3.1 the following servitudes which affect a street in the township only:

"B. Kragtens Notariële Akte van Serwituut K1130/1999S gedateer 23 Februarie 1999 die hierinvermelde eiendom is onderhewig aan 'n serwituut van reg van weg en munisipale doeleindes groot 2 656 vierkante meter soos aangedui deur die figuur abcCD op die aangehegte Kaart SG No 2658/2000 en bykomende regte ten gunste van die Stadraad van Centurion soos meer volledig sal blyk uit die gemelde notariële Akte."

"C SUBJECT to the following condition imposed by THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY:

b) Subject to a servitude in favour of City of Tshwane Metropolitan Municipality for sewer and stormwater services 5 (five) metres by 5 (five) in extent, crossing the southern portion in the south western corner of the property hereby transferred."

1.4 PRECAUTIONARY MEASURES

1.4.1 The township owner shall appoint a competent person(s) to:-

- (i) compile a complete RISK MANAGEMENT PLAN and WET SERVICES PLAN; and
- (ii) conduct and compile a construction report to ensure that the conditions on site and the positioning of structures and wet services are accordingly certified.

1.4.2 The township owner is responsible to facilitate the procedure to transfer the responsibility for the management of the Risk Management plan legally to a representative Body Corporate or similar entity, as applicable.

1.4.3 The township owner shall at its own expense, make arrangements with the Municipality, in order to ensure that-

1.4.3.1 water will not accumulate to the effect that the entire surface of the dolomite area/s is drained properly and that streets are sealed effectively with tar, cement or bitumen; and

1.4.3.2 trenches and excavations for foundations, pipes and cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150 mm, and compacted until the same grade of compaction as that of the surrounding material is obtained.

1.5 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.

1.6 DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the City of Tshwane 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.

1.7 REMOVAL OF LITTER

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

1.8 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.

1.9 COMPLIANCE WITH CONDITIONS IMPOSED BY GDACE

The township owner shall at its own expense comply with all the conditions imposed by or by which the Gauteng Department of Agriculture, Conservation and Environment has granted the applicant authorization in terms of regulations No 1182 and 1183 promulgated in terms of sections 21, 22 and 26 of the Environmental Conservation Act, for the development of this township.

1.10 NATIONAL HERITAGE RESOURCE ACT

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

2. CONDITIONS OF TITLE

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):

2.1 ALL ERVEN

2.1.1 The erf 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 local authority, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 2m wide, over the entrance portion of the erf, if and when required by the local authority: Provided that the local authority may waive any such servitude.

2.1.2 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 from it.

2.1.3 The City of Tshwane 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 the City of Tshwane shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the City of Tshwane shall make good any damage caused during the laying, maintenance or removal of such services and other works.

2.2 ALL ERVEN

2.2.1 An engineer must be appointed before building plans are submitted, who must submit, together with the building plans, a certificate which states that he has studied the relevant geological report and that he 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 must certify that all his specifications have been met.

2.2.2 Footprint foundation investigations must be carried out for each structure and approved by the Council for Geoscience before plans may be approved. The layout of structures and wet services must be certified by the engineering geologist and the Council for Geoscience. Should any of the existing structures be retained on Erf 1, an audit of the existing wet services and stormwater management must be conducted and the results submitted before the approval of plan.

- 2.2.3 Subdivision of the erf may not permitted due to geological constraints.
- 2.2.4 Adequate paving around the structures should always exist and all stormwater must be discharged in the municipal stormwater system. Roof water may thus not cascade off the apron and directly into the soil. The stand should be landscaped in a way that the stormwater is channeled around the structures. The engineer should visit the site after a heavy rain storm to check that this water flows off the site property and submit a report on his findings and recommendations on how to achieve effective drainage to the municipal stormwater system.
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