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GAUTENG***

***DIE PROVINSIE  
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**CONTENTS • INHOUD**

<i>No.</i>	<i>Page No.</i>	<i>Gazette No.</i>
<b>LOCAL AUTHORITY NOTICE</b>		
889 Town-planning and Townships Ordinance (15/1986): City of Tshwane: Tshwane Amendment Scheme 282T .....	3	148

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## LOCAL AUTHORITY NOTICE

### LOCAL AUTHORITY NOTICE 889

CITY OF TSHWANE

#### TSHWANE AMENDMENT SCHEME 282T

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 94, being an amendment of the Tshwane Town-planning Scheme, 2008.

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

This amendment is known as Tshwane Amendment Scheme 282T.

(13/2/Hennospark x94 (282T))  
 \_\_\_ July 2011

**Acting Executive Director: Legal Services**  
 (Notice No 373/2011)

### PLAASLIKE BESTUURSKENNISGEWING 889

STAD TSHWANE

#### TSHWANE WYSIGINGSKEMA 282T

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 94, synde 'n wysiging van die Tshwane dorpsbeplanningskema, 2008, goedgekeur het.

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

Hierdie wysiging staan bekend as Tshwane wysigingskema 282T.

(13/2/Hennospark x94 (282T))  
 \_\_\_ Julie 2011

**Uitvoerende Direkteur: Regsdienste**  
 (Kennisgewing No 373/2011)

CITY OF TSHWANE

#### DECLARATION OF HENNOPSPARK EXTENSION 94 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 hereby declares the township of Hennospark Extension 94 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Hennospark x94 (282T))

#### SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY CROWMARSH PROPERTIES (PTY) LTD IN TERMS OF THE PROVISIONS OF CHAPTER III: PART A AND C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 156 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 94.

1.2 DESIGN

The township consists of erven and streets as indicated on General Plan LG No 3765/2010.

### 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 servitude which affects a street in the township only:

"Kragtens Notariële Akte K4201/91S gedateer 23 Augustus 1991 en geregistreer op 5 September 1991, is die eiendom hiermee getransporteer onderhewig aan 'n servituut van reg van weg soos aangedui deur die figuur A B C D E F G H op Kaart L.G. Nr. A.3772/91 geheg aan gesegde Notariële Akte, ten gunste van CITY OF TSHWANE METROPOLITAN MUNICIPALITY, soos meer volledig sal blyk uit voornoemde Notariële Akte."

### 1.4 PRECAUTIONARY MEASURES

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

1.4.1.1 compile a complete RISK MANAGEMENT PLAN and WET SERVICES PLAN.

1.4.1.2 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 dam up, that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen; and trenches and excavations for foundations, pipes, cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150mm, 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 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.

### 1.7 COMPLIANCE WITH CONDITIONS IMPOSED BY GDARD

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Agriculture and Rural Development has granted the applicant exemption from compliance with 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.

### 1.8 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have Erven 779 and 780 in the township consolidated. The City of Tshwane hereby grants its consent to the consolidation in respect of Section 92(1) (b) of Ordinance 15 of 1986.

### 1.9 NOTARIAL TIE

The township owner shall at his own expense have Erven 779 and 780 and/or the consolidated erf, in the township notarially tied with Erf 722, Hennospark Extension 77.

1.10 CONDITIONS RELATING TO THE GEOLOGICAL CONDITIONS, TO BE COMPLIED WITH PRIOR TO THE SECTION 82 CERTIFICATE BEING ISSUED

The following items must be forwarded to the office of the Executive Director: Roads and Stormwater:

- 1.10.1 A Construction Report, which must include the mapping details of the trenches and the revised stability map, confirming the conditions on the site and the positioning of structures and wet services. A table indicating the stand sizes, risk classification, and D designation for each stand within the township must be included. Certification on the method of backfilling of the boreholes must be included.
- 1.10.2 A Dolomite Risk Management Plan, specific to the development. The legal transfer of the responsibility for the management of the Risk Management Plan to a representative Body Corporate or similar as application must be included.

2. CONDITIONS OF TITLE

2.1 CONDITIONS IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 15 OF 1986

2.1.1 ALL ERVEN

- 2.1.1.1 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.
- 2.1.1.2 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.
- 2.1.1.3 The City of Tshwane Metropolitan 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 the City of Tshwane Metropolitan Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the City of Tshwane Metropolitan Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

2.1.2 ERF 779

- 2.1.2.1 The erf shall be subject to a servitude (3m wide) for municipal services (stormwater) in favour of the City of Tshwane Metropolitan Municipality, as indicated on the general plan.
- 2.1.2.2 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 thereof.
- 2.1.2.3 The City of Tshwane Metropolitan 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 the City of Tshwane Metropolitan Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the City of Tshwane Metropolitan Municipality shall make good any damage caused during the laying, maintenance or removal of such main sewer pipelines and other works.