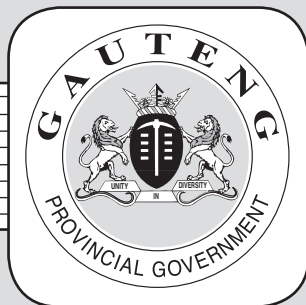


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AUGUSTUS 2015

No. 374

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IMPORTANT

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from Government Printing Works

Dear Valued Customers,

Government Printing Works has implemented rules for completing and submitting the electronic Adobe Forms when you, the customer, submits your notice request.

Please take note of these guidelines when completing your form.



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5. All notice submissions that do not comply with point 2 will be charged full price for the notice submission.
6. The current cut-off of all Gazette's remains unchanged for all channels. (Refer to the GPW website for submission deadlines – www.gpwonline.co.za)
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8. All re-submissions by customers will be subject to the above cut-off times.
9. All submissions and re-submissions that miss the cut-off will be rejected to the customer to be submitted with a new publication date.
10. Information on forms will be taken as the primary source of the notice to be published. Any instructions that are on the email body or covering letter that contradicts the notice form content will be ignored.

You are therefore advised that effective from **Monday, 18 May 2015** should you not comply with our new rules of engagement, all notice requests will be rejected by our new system.

Furthermore, the fax number **012- 748 6030** will also be **discontinued** from this date and customers will only be able to submit notice requests through the email address submit.egazette@gpw.gov.za.

DISCLAIMER:

Government Printing Works reserves the right to apply the 25% discount to all Legal and Liquor notices that comply with the business rules for notice submissions for publication in gazettes.

National, Provincial, Road Carrier Permits and Tender notices will pay the price as published in the Government Gazettes.

For any information, please contact the eGazette Contact Centre on 012-748 6200 or email info.egazette@gpw.gov.za

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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 1449 OF 2015**CITY OF TSHWANE****CENTURION AMENDMENT SCHEME 1555C**

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 80, being an amendment of the Centurion Town-planning Scheme, 1992.

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

This amendment is known as Centurion Amendment Scheme 1555C.

(13/2/Hennospark x80 (1555C)
__ August 2015

SED: GROUP LEGAL SERVICES
(Notice No 244/2015)

PLAASLIKE OWERHEID KENNISGEWING 1449 VAN 2015**STAD TSHWANE****CENTURION WYSIGINGSKEMA 1555C**

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 80, synde 'n wysiging van die Centurion-dorpsbeplanningskema, 1992, goedgekeur het.

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

Hierdie wysiging staan bekend as Centurion-wysigingskema 1555C.

(13/2/Hennospark x80 (1555C)
__ Augustus 2015

HOOFREGSADVISEUR
(Kennisgewing No 244/2015)

CITY OF TSHWANE**DECLARATION OF HENNOSPARK EXTENSION 80 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 80 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Hennospark x80 (1555C))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY CENTURION LIFESTYLE TRUST (HEREIN AFTER REFERRED TO AS THE TOWNSHIP APPLICANT) UNDER THE PROVISIONS OF SECTION C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 169 OF THE FARM BRAKFRONTEIN 390JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Hennospark Extension 80.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 2325/2008.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, as referred to in Deed of Transfer T54696/2006, but excluding the following servitude which does not affect the township area:

"By virtue of Servitude K5425/07-S dated 4 July 2007 the within mentioned property are hereby subject to a Servitude of right of way and municipal purposes as indicated in L.G. No 4849/06 and indicated by the figures A.B.C.D.E.F.G.H.A. with additional rights as indicated in the abovementioned referred deed."

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:
- (ii) compile a Construction Report, which must include the mapping details of the trenches and the revised stability map, confirming the conditions on 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 boreholes must also be included.

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 township area 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, 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 ACCESS

No ingress from National Road N1-21/N14 interchange to the township and no egress to National Road N1-21/N14 interchange from the township shall be allowed.

1.6 RECEIVING AND DISPOSAL OF STORMWATER

The township owner shall arrange the stormwater drainage of the township in such a way as to fit in with that of Road N1-21/N14 interchange and he shall receive and dispose of the storm water running off or being diverted from the road.

No stormwater disposal from the development into the Road N1-21/N14 interchange road reserve shall be allowed without the approval of SANRAL, and the applicant shall accept SANRAL's stormwater where applicable.

1.7 REMOVAL OR REPLACEMENT OF MUNICIPAL AND/OR TELKOM SERVICES

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal and/or Telkom services, the cost thereof shall be borne by the township owner.

1.8 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 Metropolitan Municipality, when required to do so by the Municipality.

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 NOTARIALLY TIE OF ERVEN

The township owner shall at his own expense have Erven 744 and 745 Hennopspark Extension 80, Erven 749 and 750 Hennopspark Extension 83, Erven 753 and 754 Hennopspark Extensions 84 and Erf 758 Hennopspark Extension 86 Notarially tied.

1.11 CONSOLIDATION OF ERVEN

The township owner shall at his own expense have Erven 744 and 745 in the township consolidated. The City of Tshwane Metropolitan Municipality hereby grants its consent to the consolidation in respect of Section 92(2) of Ordinance 15 of 1986.

2. CONDITIONS OF TITLE

2.1 THE ERVEN MENTIONED HEREUNDER ARE SUBJECT TO THE CONDITIONS AS INDICATED, IMPOSED BY THE MUNICIPALITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 1986

2.1.1 ALL ERVEN

2.1.1.1 The erven are subject to a servitude, 3 metres wide, in favour of the Municipality 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 3 metres wide across the access portion of the erf, if and when required by the Municipality: Provided that the Municipality may dispense with any such servitude.

2.1.1.2 No building or other structure shall be erected within the aforesaid area and no large-rooted trees shall be planted within the area of such servitude or within 2 (two) metres thereof.

2.1.1.3 The Municipality shall be entitled to deposit temporarily on the land adjoining the aforesaid servitudes such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other work 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 sewerage mains and other works being made good by the Municipality.

2.1.1.4 The erf is subject to a servitude 20m wide for municipal purposes in favour of the Municipality, as indicated on the general plan.

2.2 CONDITIONS IMPOSED BY THE SOUTH AFRICAN NATIONAL ROADS AGENCY LIMITED IN TERMS OF THE NATIONAL ROADS ACT 54 OF 1971, AS AMENDED

The erven shall be subjected to the following conditions:

- 2.2.1 Except for any essential stormwater drainage structure, no building structure, or other thing which is attached to the land, even though it does not form part of that land, shall be erected nor shall anything be constructed or laid under or below the surface of the land of the erf at a distance less than 20m from the boundary of the erf abutting on Road N1-21 nor shall any alteration or addition to any existing structure or building situated within such distance of the said boundary be made except with the consent in writing of the South African National Roads Agency.
- 2.2.2 Ingress to and egress from the erf shall not be permitted along the boundary of the erf abutting on Road N1-21.
- 2.2.3 No stormwater disposal from the development into the Road N1-21/N14 interchange road reserve shall be allowed without the approval of SANRAL, and the applicant shall accept SANRAL's stormwater where applicable.
- 2.2.4 No advertisement visible from the N1-21/N14 interchange shall be permitted without the approval of SANRAL.
- 2.2.5 The applicant indemnifies SANRAL against and holds it harmless from any claim or damage pertaining to the possible expansion of the national road in future, or damage which may be instituted or suffered by any person , including legal costs incurred as a result of:
- 2.2.5.1 the erection, use or removal of the structures or other works erected or established by the applicant within the building restriction area;
- 2.2.5.2 the applicant or his successor-in-title's failure to properly maintain and render safe anything related to this approval or other works, or the non-compliance by the applicant with any condition to which this permission relates.
- 2.2.6 Any issues in respect of noise, light or any other pollution emanating from users of the road need to be addressed by the applicant, for their own account. The applicant shall take appropriate noise mitigating measures in the design of the buildings on the property.

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