

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE VAN  
GAUTENG**

# Provincial Gazette Provinsiale Koerant

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No. 407

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# IMPORTANT

## Information

### from Government Printing Works

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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](mailto: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](mailto:info.egazette@gpw.gov.za)

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**PROCLAMATION • PROKLAMASIE**

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**PROCLAMATION 32 OF 2015****CITY OF TSHWANE****TSHWANE AMENDMENT SCHEME 448T**

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 Hennopspark Extension 97, being an amendment of the Tshwane Town-planning Scheme, 2008.

Map 3 and the scheme clauses of this amendment scheme are filed with the Chief Legal Counsel, and are open to inspection during normal office hours.

This amendment is known as Tshwane Amendment Scheme 448T.

(13/2/Hennopspark x97 (448T))  
\_\_ September 2015

**SED: GROUP LEGAL SERVICES**  
(Notice 246/2015)

**PROKLAMASIE 32 VAN 2015****STAD TSHWANE****TSHWANE WYSIGINGSKEMA 448T**

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 97, synde 'n wysiging van die Tshwane dorpsbeplanningskema, 2008, 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 Tshwane wysigingskema 448T.

(13/2/Hennospark x97 (448T))  
\_\_ September 2015

**HOOFREGSADVISEUR**  
(Kennisgewing 246/2015)

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**CITY OF TSHWANE****DECLARATION OF HENNOSPARK EXTENSION 97 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 97 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Hennospark x97 (448T))

**SCHEDULE**

CONDITIONS UNDER WHICH THE APPLICATION MADE BY BIDVEST PROPERTIES PROPRIETARY LIMITED AND THE TRUSTEES OF THE TIME BEING OF THE COROB TRUST, IN TERMS OF THE PROVISIONS OF CHAPTER III: PART C OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 57 (A PORTION OF PORTION 2) OF THE FARM BRAKFRONTEIN 399JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

**1. CONDITIONS OF ESTABLISHMENT****1.1 NAME**

The name of the township shall be Hennospark Extension 97.

**1.2 DESIGN**

The township shall consist of erven and streets as indicated on Plan SG No 5103/2014.

### 1.3 PRECAUTIONARY MEASURES

1.3.1 The township owner shall appoint a competent person(s) to compile and submit:-

- (i) A CONSTRUCTION REPORT, which must include the mapping details of the trenches and the revised stability map, confirming the conditions on site and the position of structures and wet services. A table indicating the stand sizes, risk classification and designation for each stand within the township must be included. Certification on the method of backfilling of the boreholes must also be included.
- (ii) 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 applicable must be included.

1.3.2 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.

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

1.3.3.1 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

1.3.3.2 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.

### 1.4 COMPLIANCE WITH CONDITIONS IMPOSED BY THE DEPARTMENT OF ROADS AND TRANSPORT

The township owner shall at his own expense comply with all the conditions imposed by the Gauteng Department of Roads and Transport when consent was granted for the development.

### 1.5 ACCESS

No ingress from Provincial Road P1-2 (K101) to the township and no egress to Provincial Road P1-2 (K101) from the township shall be allowed.

### 1.6 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of Provincial Road P1-2 (K101) and for all stormwater running off or being diverted from the road to be received and disposed of.

The Service Report containing the stormwater design proposal must be submitted to this Department for approval at the time of the application, i.e. before Township Proclamation.

### 1.7 ACOUSTIC SCREENING/ NOISE BARRIER

The township owner shall be responsible for any costs involved in the erection of Acoustic Screening along Road P1-2 (K101), if and when the need arises to erect such screening.

### 1.8 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at his own expense erect a fence or other physical barrier to the satisfaction of the Head of the Department: Gauteng Provincial Government: Department of Roads and Transport, as and when required by him to do so, and the township owner shall maintain such fence or physical barrier in a good state of repair until such time as the erven in the township are transferred to ensuing landowners, after which the responsibility for the maintenance of such fence or physical barrier rests with the latter.

## 1.9 ACCEPTANCE AND DISPOSAL OF STORMWATER

1.9.1 The stormwater plan for this development must be integrated with the greater stormwater master plan for the total relevant catchment area including adjoining areas. Any new or enlarged stormwater systems to address all stormwater runoff must be investigated and designed by a professional civil engineer to the satisfaction of the local authority.

1.9.2 The low points in roads and the accumulation of stormwater in crescents, culs-de-sac and lower lying erven must be drained to the satisfaction of the local authority.

## 1.10 REMOVAL OR REPLACEMENT OF MUNICIPAL 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.

## 1.11 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.

## 1.12 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

Should it should 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.

## 1.13 REMOVAL AND/OR REPLACEMENT OF ESKOM POWER LINES

Should it should become necessary to remove and/or replace any existing power lines of Eskom as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

## 1.14 NOTARIALY TIE OF ERVEN

1.14.1 The township owner shall at his own expense have Erf 789 Hennospark Extension 97 and Erf 739 Hennospark Extension 91 notarially tied.

1.14.2 The township owner shall at his own expense have Erf 790 Hennospark Extension 97 and Erf 768 Hennospark Extension 85 notarially tied.

1.14.3 The township owner shall at his own expense have Erf 791 Hennospark Extension 97 and Erf 775 Hennospark Extension 92 notarially tied.

## 1.15 DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the City of Tshwane Metropolitan Municipality 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.

## 1.16 THE DEVELOPER'S OBLIGATIONS

1.16.1 Provisions of detailed Engineering Drawings:

1.16.1.1 The developer must submit to the City of Tshwane Metropolitan Municipality detail design drawings in respect of roads and stormwater infrastructure for approval prior to the commencement of the construction of the said services.

1.16.1.2 The detail design drawings will only be evaluated after the required Services Report in respect of roads and stormwater has been approved.

1.16.1.3 The Developer must obtain a way leave from the City of Tshwane Metropolitan Municipality prior to commencement of construction work, if such work will be done on City of Tshwane Metropolitan Municipality property.

- 1.16.1.4 A 10% retention guarantee will be applicable for the Civil Engineering Services, which will be held in place for a period of 12 months after takeover of the services or proclamation of the township, whichever date is the latter.
- 1.16.2 A complete Site Development Plan for the whole development must be submitted before any building construction may commence, at the cost of the applicant, for the approval of the Division: Roads and Stormwater. Engineers Drawings with details regarding access, parking layout and stormwater drainage must be submitted with the Site Development Plan.
- 1.16.3 The owner of each erf/unit situated on dolomite must be made aware of the risk involved in developing on dolomite. The developer may make use of literature at the disposal of the investigator, together with a list of precautionary measures and monitoring schedules in order to ensure that the home owner understands how to manage dolomite stability risk responsibly.
2. CONDITIONS TO BE COMPLIED WITH BEFORE THE ERVEN IN THE TOWNSHIP BECOME REGISTERABLE
- 2.1 INSTALLATION OF INTERNAL AND EXTERNAL SERVICES
- A certificate issued in terms of section 82 of the Town-Planning and Townships Ordinance (Ordinance 15 of 1986) must be lodged with the first transfer or with any other act of registration such as the issuing of a Certificate of Title.
- The township applicant shall install and provide internal engineering services in the township as provided for in the services agreement.
- The Local Authority shall install and provide external engineering services for the township as provided for in the services agreement.
3. DISPOSAL OF EXISTING CONDITIONS OF TITLE
- All erven shall be made subject to existing conditions and servitudes.
4. CONDITIONS OF TITLE
- 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.
- 4.1 ALL ERVEN
- 4.1.1 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.
- 4.1.2 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.
- 4.1.3 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.
- 4.2 ERF 789
- The erf is subject to a servitude (6m X 3m) for electrical purposes in favour of the Local Authority.









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