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PROCLAMATIONS • PROKLAMASIES**PROCLAMATION NOTICE 3 OF 2022****PROCLAMATION OF 2022****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY****DECLARATION AS APPROVED TOWNSHIP**

In terms of Section 103 of the Town Planning and Townships Ordinance, 15 of 1986, the City of Ekurhuleni Metropolitan Municipality hereby declares Dawn Park Extension 56 Township to be an approved township subject to the conditions set out in the schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY KIRON PROJECTS PROPRIETARY LIMITED, REGISTRATION NUMBER 2007/031997/07 (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 121(A PORTION OF PORTION 102) OF THE FARM RONDEBULT 136 IR HAS BEEN GRANTED BY THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY:

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

The name of the township shall be Dawn Park Extension 56 Township.

1.2. DESIGN

The township shall consist of erven as indicated on General Plan S.G. No. 252/2021.

1.3. DEMOLITION OF BUILDINGS AND STRUCTURES

The township owners shall at their own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority, within a period of six (6) months from the date of publication of this notice.

1.4. REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

If, by reason of the establishment of the township, it becomes necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owners.

1.5. OBLIGATIONS IN REGARD TO ENGINEERING SERVICES

The township owners shall within such period as the local authority may determine, fulfil their obligations in respect of the provision and installation of engineering services as previously agreed upon between the township owner and the local authority. This includes entering into a Services Agreement with Council.

1.6. SERVICES AGREEMENT

The township owner shall enter into a Services Agreement with Council prior to the issuing of the Section 82 Certificate for this township.

1.7. ACCESS

Ingress to and egress from the township shall be from the existing North Boundary Road to the satisfaction of the Roads, Transport and Civil Works Department and Gauteng Provincial Government: Directorate: Transportation Management.

1.8. ENVIRONMENTAL AUTHORISATION

All conditions and requirements outlined in the Environmental Authorization from GDACE dated 22 December 2014 referenced Gaut 002/13 – 14 / E0204 shall be complied with.

2. EXISTING CONDITIONS OF TITLE

2.1 DISPOSAL OF EXISTING CONDITIONS

2.1.1 All erven shall be made subject to the existing conditions and servitudes if any.

(a) excluding the following condition or servitude which only affects certain erven and street in the township:

Portion 102 of the farm Rondebult No 136, Registration Division I.R., Gauteng Province (a portion whereof is hereby held) is by Notarial Deed of Servitude No K 1854/2021 S dated 28 January 2021 subject to a servitude for sewerage purposes 5 (five) metres wide, the centre line being indicated by the lines **j,k,l** and **p,q,r** on diagram SG no 251/2021 annexed hereto in favour of the CITY OF EKURHULENI METROPOLITAN MUNICIPALITY, including ancillary rights, as will more fully appear from said notarial deed.

which condition only affects Erven 7483, 7835, 7739, 7745, Banteng Street, Muntjac Street and Axis Deer Street

(b) excluding the following conditions or servitudes which do not affect the erven in the township due to their location:

1. The former Portion **11** of the farm Rondebult No 136, Registration Division I.R. Province of Gauteng (a portion whereof is indicated by the figure **V W X Y A B C D y x U V** on Diagram **S.G. No 251/2021** annexed hereto) is subject to :

A perpetual right of way and use for purposes of sewerage in favour of the Town Council of Germiston, with ancillary rights, as will more fully appear from Notarial Deed of Servitude K415/1937 S registered on the 18th day of May 1937. The line **a,b,c,d,e,f,k** on Diagram S.G. No 3001/2017 annexed to Certificate of Consolidated Title T 17173/2021 represents the centreline of the

pipe of a sewerage pipe track 5,04 metres wide having a way leave of 1,26 metres to the west and north and 3,78 metres to the east and south and parallel to the centre line of the pipe.

2. The former Remaining Extent of Portion **12** of the Farm Rondebult No 136, Registration Division I.R. Province of Gauteng (a portion whereof is indicated by the figure **x y E F G H J K L M N P Q R S T x** on Diagram **S.G. No 251/2021** annexed hereto) subject to:

A perpetual right of way and use for purposes of sewerage in favour of the Town Council of Germiston, with ancillary rights, as will more fully appear from Notarial Deed of Servitude K373/1937 S registered on the 1st day of May 1937. The line **k,g,h,j** on Diagram S.G. No 3001/2017 annexed to Certificate of Consolidated Title T17173/2021 represents the centre line of the pipe of a sewerage pipe track 5,04 metres wide having a way leave of 1,26 metres to the west and north and 3,78 metres to the east and south and parallel to the centre line of the pipe.

3. CONDITIONS OF TITLE

3.1 CONDITIONS IMPOSED IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986

- (a) All erven shall be subject to the following conditions, imposed by the Local Authority in terms of the provisions of the Town Planning and Townships Ordinance, 15 of 1986.
- (i) The erf is subject to the building restriction areas & building lines outlined in the relevant Town Planning Scheme which may be amended via the procedures outlined in such Town Planning Scheme.
 - (ii) No building or other structure shall be erected within the aforesaid building restriction area and no large-rooted trees shall be planted within the said area or within 1 (one) metre thereof.
 - (iii) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid building restriction area such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works 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 local authority.
 - (iv) As this erf forms part of land which is or may be prone to dolomite conditions, the owner accepts all liability for damage thereto.

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
EKURHULENI AMENDMENT SCHEME F0461

The City of Ekurhuleni Metropolitan Municipality (Boksburg Customer Care Centre) hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance, 1986, declares that it has approved an amendment scheme, being an amendment of the Ekurhuleni Town Planning Scheme 2014, comprising the same land as included in the township of Dawn Park Extension 56.

All relevant information is filed with the Area Manager: Boksburg Customer Care Centre, 3rd floor, Boksburg Civic Centre, c/o Trichardt's and Commissioner Streets, Boksburg, and are open for inspection at all reasonable times.

This amendment is known as Ekurhuleni Amendment Scheme F0461

Dr. Imogen Mashazi
City Manager
Civic Centre, Cross Street, Germiston

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