

***THE PROVINCE OF  
GAUTENG***



***DIE PROVINSIE VAN  
GAUTENG***

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**PROCLAMATIONS • PROKLAMASIES****PROCLAMATION NOTICE 28 OF 2021****CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
(BOKSBURG CUSTOMER CARE CENTRE)  
DECLARATION AS AN APPROVED TOWNSHIP**

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Ekurhuleni Metropolitan Municipality, Boksburg Customer Care Centre hereby declares DAWN PARK EXTENSION 47 township to be an approved township subject to the conditions set out in the Schedule hereto.

**SCHEDULE**

STATEMENT OF THE 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 105 (A PORTION OF PORTION 102) OF THE FARM RONDEBULT NO 136 IR, GAUTENG PROVINCE, HAS BEEN GRANTED:

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

The name of the township shall be Dawn Park Extension 47 Township.

**1.2 DESIGN**

The township shall consist of erven and streets as indicated on General Plan S.G. No 3008/2017.

**1.3 DEMOLITION OF BUILDINGS AND STRUCTURES**

The Township owner/s 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.

**1.6 ACCESS**

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

**1.7 ENVIRONMENTAL AUTHORISATION**

All conditions and requirements outlined in the Environmental Authorisation 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 OF TITLE**

2.1.1 All erven shall be made subject to the existing conditions of title and servitudes, if any,

- a) excluding the following conditions which only affects certain erven and a street in the Township:

(i) The former Portion 11 of the Farm Rondebult 136, Registration Division I.R., Province of Gauteng (a portion whereof is hereby held) 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 K 415/1937 S, registered on the 18<sup>th</sup> day of May, 1937. The line a,b,c,d on diagram SG no 3005/2017 annexed hereto 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.

which condition only affects Erven 6296, 6406, 6394, 6395, 6401, 6407 and Adamite Street

(ii) Portion 102 of the Farm Rondebult 136, Registration Division I.R. Gauteng Province (a portion whereof is hereby held) is subject to a sewer servitude in favour of the CITY OF EKURHULENI METROPOLITAN MUNICIPALITY, 5 (five) metres wide, the centre line of the servitude being indicated by the line e,f,g,h on Diagram S.G. No 3005/2017 annexed hereto, as will more fully appear from Notarial Deed of Servitude K1854/2021 S.

which condition only affects Erven 6323, 6345, 6330, 6326, 6327 and Adamite Street

### 3. CONDITIONS OF TITLE

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

3.1. 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 and 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 area of such servitude 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.

Dr Imogen Mashazi: City Manager, City of Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston 1400  
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CITY OF EKURHULENI METROPOLITAN MUNICIPALITY  
BOKSBURG CUSTOMER CARE CENTRE  
EKURHULENI TOWN PLANNING SCHEME 2014 : AMENDMENT SCHEME [REDACTED]

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 47 Township.

Amendment Scheme Annexure are available for inspection at all reasonable times at the offices of the Head of Department, Department of Economic Development, Gauteng Provincial Government, Johannesburg, as well as the Area Manager: City Planning, 3<sup>rd</sup> Floor, Boksburg Civic Centre, C/O Trichardts Road and Commissioner Street, Boksburg.

This amendment is known as Ekurhuleni Amendment Scheme [REDACTED] and shall come into operation on date of publication of this notice.

Dr Imogen Mashazi: City Manager, City of Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston 1400  
Notice .....2021





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