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GAUTENG**



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**LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS****LOCAL AUTHORITY NOTICE 504 OF 2022**

## CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

## DECLARATION AS AN APPROVED TOWNSHIP

In terms of the provisions of Section 103(1) of the Town Planning and Townships Ordinance, 1986, to be read with the provisions of the Spatial Planning and Land Use Management Act, 2013, the City of Ekurhuleni Metropolitan Municipality hereby declares Dawn Park Extension 54 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 119 (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 54 Township.

## 1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 248/2021.

## 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 ENDOWMENTS

The township owners shall, in terms of the provisions of section 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay a lump sum endowment of R23 000.00 (incl. VAT) to the local authority which amount shall be used by the local authority for the provision of land for parks and/or open spaces in or for the township.

Such endowments are payable in terms of the provisions of section 81 of the said ordinance, read with section 95 thereof.

## 1.6 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.

## 1.7 SERVICES AGREEMENT

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

## 1.8 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.

## 1.9 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 OF TITLE

2.1.1. All erven shall be made subject to existing conditions and servitude's, if any;

(a) Excluding the following conditions or servitudes which only affect certain erven and streets in the township:

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 A B C D E F G H J y x A on Diagram S.G. No 247/2021 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 K 415/1937 S registered on the 18<sup>th</sup> day of May 1937. The line a,b,c,d,e on Diagram S.G. No 247/2021 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 affects Erf 7020 and Banteng Street

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 K L M N P Q R S T U V W X x on Diagram S.G. No 247/2021 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 K 373/1937 S registered on the 1<sup>st</sup> day of May 1937. The line e,f,g,h on Diagram S.G. No 247/2021 annexed hereto represents the centre line of the pipe of a sewerage 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 affects Erven 7020 and 7158

3. Portion 102 of the farm Rondebult No 136. Registration Division I.R., Gauteng Province (a portion whereof is held) is, by Notarial Deed of Servitude No K1854/2021 S, dated 28<sup>th</sup> January 2021, subject to a servitude for sewerage purposes, 5 (five) metres wide, the centre line being indicated by the line q,r,s,t on Diagram S.G. No 247/2021 annexed hereto, in favour of City of Ekurhuleni Metropolitan Municipality, including ancillary rights, as will more fully appear from the said Notarial Deed.

which condition only affects Erven 7097, 7106, 7122, 7157 and Banteng Street, Thomson's Gazelle Street and Nilgai Street

## 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, 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 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.
  - (v) All relevant erven will be subject to a servitude for the sewer line that traverses the township.
- (b) Erven 7050 and 7075

The Erven are subject to a 2,00 (two) metre wide servitude for stormwater purposes in favour of the Local Authority as indicated on General Plan S.G. No 248/2021.

#### NOTICE OF APPROVAL

#### CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

#### EKURHULENI AMENDMENT SCHEME F0459C

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, read with the provisions of the Spatial Planning and Land Use Management Act, 2013 declares that it has adopted a town planning scheme, being an amendment of the City of Ekurhuleni Land Use Scheme 2021, relating to the same land as included in Dawn Park Extension 54 Township.

All relevant information is filed with the Manager: Town Planning Boksburg Sub Section, 3<sup>rd</sup> floor, Boksburg Civic Centre, c/o Trichardt's Road and Commissioner Street, Boksburg, and are open for inspection at all reasonable times.

This amendment is known as Ekurhuleni Amendment Scheme F0459C and comes into operation on the date of this notice.

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

**LOCAL AUTHORITY NOTICE 505 OF 2022**

## CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

## DECLARATION AS AN APPROVED TOWNSHIP

In terms of the provisions of Section 103(1) of the Town Planning and Townships Ordinance, 1986, to be read with the provisions of the Spatial Planning and Land Use Management Act, 2013, the City of Ekurhuleni Metropolitan Municipality hereby declares Dawn Park Extension 55 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 120 (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 55 Township.

## 1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 250/2021.

## 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 ENDOWMENTS

The township owners shall, in terms of the provisions of section 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay a lump sum endowment of R23 000.00 (incl. VAT) to the local authority which amount shall be used by the local authority for the provision of land for parks and/or open spaces in or for the township.

Such endowments are payable in terms of the provisions of section 81 of the said ordinance, read with section 95 thereof.

## 1.6 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.

## 1.7 SERVICES AGREEMENT

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

## 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 OF TITLE

2.1.1. All erven shall be made subject to existing conditions and servitude's, if any;

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

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 A B C D y x L M N A on Diagram S.G. No 249/2021 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 18<sup>th</sup> day of May 1937. The line a,b, on Diagram S.G. No 249/2021 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 Banteng Street.

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

3. 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 line k,l,m,n,p,q on diagram SG no 249/2021 annexed hereto in favour of the CITY OF EKURHULENI METROPOLITAN MUNICIPALITY, including ancillary rights, as will more fully appear from the said notarial deed.

which condition affects Erven 7339, 7340, 7384, 7385 7377, 7421, 7405, 7406, 7458, 7429, 7262, 7252, 7238, 7234, 7482, 7178, Muntjac Street, Fallow Deer Street, Hog Deer Street, Brocket Deer Street and Reindeer Street.

(c) excluding the following condition or servitude which do not affect the township due to its location:

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,x on Diagram S.G. No 249/2021 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 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, 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 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.
- (v) All relevant erven will be subject to a servitude for the sewer line that traverses the township.

#### NOTICE OF APPROVAL

#### CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

#### EKURHULENI AMENDMENT SCHEME F0460C

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, read with the provisions of the Spatial Planning and Land Use Management Act, 2013 declares that it has adopted a town planning scheme, being an amendment of the City of Ekurhuleni Land Use Scheme 2021, relating to the same land as included in Dawn Park Extension 55 Township.

All relevant information is filed with the Manager: Town Planning Boksburg Sub Section, 3<sup>rd</sup> floor, Boksburg Civic Centre, c/o Trichardts Road and Commissioner Street, Boksburg, and are open for inspection at all reasonable times.

This amendment is known as Ekurhuleni Amendment Scheme F0460C and comes into operation on the date of this notice.

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







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