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GENERAL NOTICE

NOTICE 1500 OF 2011

DIRECTOR GENERAL NOTICE GAUTENG PROVINCIAL GOVERNMENT PROPOSED DAWN PARK EXTENSION 42 TOWNSHIP DECLARATION OF APPROVED TOWNSHIP

In terms of the provisions of Section 69 of the Town Planning and Townships Ordinance, 1965, the Gauteng Provincial Government hereby declares Dawn Park Extension 42, situated on Portion 99 of the Farm Rondebult 136 I.R. to be an approved township, subject to the conditions set out in the schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY JFS PROPERTIES NO. 14 (PTY) LTD IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965, (ORDINANCE 25 OF 1965) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 99 OF THE FARM RONDEBULT 136 I.R., GAUTENG HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Dawn Park Extension 42.

(2) DESIGN

The township shall consist of erven and streets as indicated on S.G. Plan No. 4331/2009.

(3) STORM WATER DRAINAGE AND STREET CONSTRUCTION

- (a) The township owner shall on request by the local authority submit to such authority for its approval a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer approved by the local authority, for the collection and disposal of storm water throughout the township by means of properly constructed works and for the construction, tar macadamising, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the local authority.

Furthermore the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

- (b) The township owner shall, when required by the local authority to do so, carry out the approved scheme at its own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.

- (c) The township owner shall be responsible for the maintenance of the streets to the satisfaction of the local authority until the streets have been constructed as set out in sub-clause (b).

- (d) If the township owner fails to comply with the provisions of paragraph (a), (b), and (c) hereof the local authority shall be entitled to do the work at the cost of the township owner.

(4) ENDOWMENT

No endowment is payable by the township owner.

(5) DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to the following existing conditions and servitudes, if any, including the reservation of rights to minerals.

(6) ACCESS

No ingress or egress shall be permitted along all erven abutting West Central Road.

(7) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its 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, when required by the local authority to do so.

(8) OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

The township owner shall within such period as the local authority may determine, fulfil its obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore, as previously agreed upon between the township owner and the local authority.

(9) 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 services, the cost thereof shall be borne by the township owner.

2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as indicated imposed by the Administrator in terms of the provisions of the Town-planning and Townships Ordinance, 1965.

(1) ALL ERVEN

- (a) The erf is subject to a servitude, 2 m wide, in favour of the local authority, 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 2 m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.
- (b) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2 m thereof.
- (c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude 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.

(2) ERVEN 4866, 4867, 4893 AND BUSHBUCK STREET AND BUSHPIG STREET

By virtue of Notarial Deed K5820/1997S the property is subject to a servitude for municipal purposes and in favour of the Local Council of Boksburg as more fully set out in the said Notarial Deed.

LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 689

EKURHULENI METROPOLITAN MUNICIPALITY BOKSBURG AMENDMENT SCHEME 1641

The Ekurhuleni Metropolitan Municipality hereby in terms of the provisions of Section 125 (1) of the Town-planning and Townships Ordinance, 1986, declares that it has adopted an amendment scheme, being an amendment of the Boksburg Town Planning Scheme, 1991, relating to the land included in Dawn Park Extension 42 township.

A copy of the said town-planning scheme is open for inspection at all reasonable times at the office of the Area Manager, Development Planning, Civic Centre, Cross Street, Boksburg and the office of the Head of Department Development Planning and Local Government, Gauteng Provincial Government, Johannesburg.

The said amendment scheme is known as Boksburg Amendment Scheme 1641.

**KHAYA NGEMA
CITY MANAGER - CIVIC CENTRE BOKSBURG**
