

**THE PROVINCE OF  
GAUTENG**



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GAUTENG**

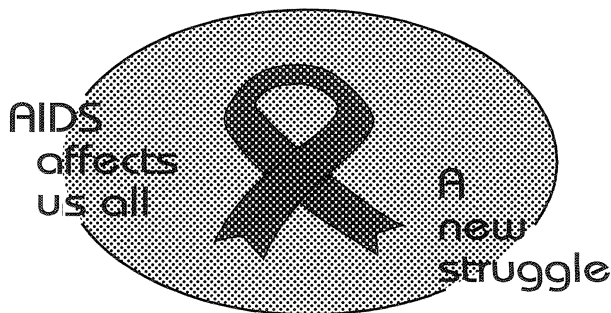
# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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**We all have the power to prevent AIDS**



**Prevention is the cure**

**AIDS  
HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH

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## LOCAL AUTHORITY NOTICES

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### LOCAL AUTHORITY NOTICE 439

#### EKURHULENI METROPOLITAN MUNICIPALITY DECLARATION AS AN APPROVED TOWNSHIP

In terms of Section 103(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Ekurhuleni Metropolitan Municipality, hereby declares Dawn Park Ext 43 township to be an approved township, subject to the conditions set out in the Schedule hereto.

#### SCHEDULE

**CONDITIONS UNDER WHICH THE APPLICATION MADE BY JFS DEVELOPMENTS (PTY) LTD (HEREAFTER REFERRED TO AS THE APPLICANTS/ TOWNSHIP OWNERS) UNDER THE PROVISIONS OF PART 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 88 OF THE FARM RONDEBULT 136 IR HAS BEEN GRANTED**

#### 1. CONDITIONS OF ESTABLISHMENT

##### 1.1 NAME

The name of the township shall be Dawn Park Extension 43.

##### 1.2 DESIGN

The township shall consist of erven as indicated on the lay-out plan referenced S. G. Plan 2337/2010.

##### 1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

2.3.1 All erven shall be subject to existing conditions and servitudes, except for Notarial Deed of Servitude Number K2360/2010S, which affects Erf 4953 only.

##### 1.4 ACCESS

No ingress from Road K129 to the township and no egress to Road K129 from the township shall be allowed.

No ingress from Road K136 to the township and no egress to Road K136 from the township shall be allowed.

##### 1.5 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.

##### 1.6 OBLIGATIONS WITH REGARD TO ESSENTIAL ENGINEERING SERVICES

The township owner shall within such period as the local authority may determine, fulfill his obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefore as well as the construction of the roads and stormwater drainage system as previously agreed upon between the township owner and the local authority.

**2. CONDITIONS OF TITLE****2.1 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, ORDINANCE 15 OF 1986

- (a) The erf is subject to a servitude, 2m 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 2m wide across the access portion of the erf when required by the local authority: Provided that the Council 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 with 2m 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 aforesaid purpose of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

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**LOCAL AUTHORITY NOTICE 440****EKURHULENI METROPOLITAN MUNICIPALITY  
BOKSBURG AMENDMENT SCHEME 1855**

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 43 township.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Area Manager: Boksburg Customer Care Centre, 3<sup>rd</sup> 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 Boksburg Amendment Scheme 1855.

**KHAYA NGEMA  
CITY MANAGER  
CIVIC CENTRE, CROSS STREET, GERMISTON  
15/3/20/43**

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