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PROCLAMATION • PROKLAMASIE

PROCLAMATION 109 OF 2017

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

EKURHULENI AMENDMENT SCHEME F0126

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 DAYANGLEN EXTENSION 8 Township

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

This amendment is known as Ekurhuleni Amendment Scheme F126.

Imogen Mashazi
City Manager
Civic Centre, Cross Street, Germiston

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 Ekurhuleni Metropolitan Municipality hereby declares Dayanglen Extension 8 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 BLUE DOT PROPERTIES 1851 CC (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 548 OF THE FARM DRIEFONTEIN 85 IR HAS BEEN GRANTED BY CITY OF EKURHULENI METROPOLITAN MUNICIPALITY.

1 CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be Dayanglen Extension 8.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 620/2016.

1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All Erven shall be made subject to existing conditions and servitudes, if any, including the following condition which will affect all Erven in the Township:

A. (c) The condition, that it is hereby expressly agreed that the rights and the conditions imposed on the State by the "Land Settlement Act 1912" as amended and particularly the rights and obligations referred to in Section 31 and 33 of the "Land Settlement Act, 1912" are modified and superseded to the extent of the rights vested in the said Witwatersrand Gold Mining Company Limited, by virtue of the certificate of Mineral Rights aforementioned. No compensation for loss, damage or disturbance of whatever nature and by whomsoever caused, resulting from the exercise of the rights vested in the aforesaid Company shall be payable by the State."

1.4 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at his 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.

1.5 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 owner.

1.6 OBLIGATIONS IN REGARD TO ENGINEERING SERVICES

(a) 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.

(b) Once water, sewer and electrical networks have been installed, the same will be transferred to the local authority, free of cost, which shall maintain these networks (except internal streetlights) subject to (a) above.

1.7 ACCESS

Ingress to and egress from the township shall be from the new road located to the east of the township to the satisfaction of the Roads and Stormwater Department and Gauteng Department of Roads and Transport (GAUTRANS).

1.8 PROVISION AND INSTALLATION OF SERVICES

The applicant shall make the necessary arrangements with the local authority for the provision and installation/construction of the internal and external water, electricity, sewerage, roads and storm-water drainage engineering services in and for the township.

1.9 CONSOLIDATION OF ERVEN

The township owner shall at his own expense cause Erven 104 and 105 in the township to be consolidated within six months from declaration of the township as an approved township.

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, 1986.

2.1.1 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.

2.1.2 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 1m thereof.

2.1.3 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.

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