

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE VAN  
GAUTENG**

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DEPARTMENT OF HEALTH

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**PROCLAMATION • PROKLAMASIE**

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**PROCLAMATION 142 OF 2017****NOTICE OF APPROVAL  
EKURHULENI METROPOLITAN MUNICIPALITY  
EKURHULENI AMDENDMENT SCHEME N0016**

The Ekurhuleni Metropolitan Municipality hereby, in terms of the provision of Section 125(1)(a) of the Town Planning and Townships Ordinance, 1985 (Ordinance 15 of 1986) read together with Section 35 of the Spatial Planning and Land Use Management Act, 2013 declares that it has approved an amendment of the Ekurhuleni Town Planning Scheme, 2014, comprising the same land as included in the township of Dunnottar Extension 7 Township.

The amendment scheme documents will lie for inspection during normal office hours at the offices of the Head of Department: City Planning, Ekurhuleni Ekurhuleni Metropolitan Municipality, and at the offices of the Area Manager: City Planning, Nigel Customer Care Centre; as well as at the Gauteng Provincial Government, Office of the Premier, Gauteng Planning Division.

This amendment is known as Ekurhuleni Amendment Scheme N0016 and shall come into operation from the date of publication of this notice.

Dr. I. Mashazi  
City Manager  
Ekurhuleni Metropolitan Municipality  
2<sup>nd</sup> Floor, Head Office Building,  
Cnr Cross and Roses Streets  
Germiston

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**EKURHULENI METROPOLITAN MUNICIPALITY  
NIGEL CUSTOMER CARE AREA****DECLARATION AS APPROVED TOWNSHIP**

In terms of Section 111(1) of the Town Planning and Townships Ordinance 15 of 1986, read together with Section 35 of the Spatial Planning and Land Use Management Act, 2013 the Ekurhuleni Metropolitan Municipality hereby declares DUNNOTTAR EXTENSION 7 TOWNSHIP, situated on Portion 90 (a portion of Portion 23) of the farm Grootfontein 165-I.R. to be an approved township, subject to the conditions set out in the Schedule hereto.

**STATEMENT OF THE CONDITIONS UNDER WHICH EKURHULENI METROPOLITAN MUNICIPALITY (HEREINAFTER REFERRED TO AS THE MUNICIPALITY) HAS RESOLVED IN TERMS OF SECTION 109 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), TO ESTABLISH A TOWNSHIP ON PORTION 90 (A PORTION OF PORTION 23) OF THE FARM GROOTFONTEIN 165 I.R.**

**1. CONDITIONS OF ESTABLISHMENT**

**1.1 NAME**

The name of the township shall be Dunnottar Extension 7.

**1.2 DESIGN**

The township shall consist of erven and streets as indicated on General Plan No. S.G. 1044/2015.

**1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All erven shall be made subject to existing conditions and servitudes, if any, excluding the following servitude which only affects Erven 2415 and 2418 and Cres Street:

“Kragtens Notariële Akte van Serwituut K2354/85S gedateer 24 Junie 1985, is die binnegemelde eiendom onderhewig aan ‘n serwituut 6 meter wyd, die middellyn van welke serwituut aangedui word deur die lyn AB op die kaart L.G. A509/84 ten gunste van die Suid Afrikaanse Gasdistribusie Korporasie beperk (GASKOR), soos meer volledig sal blyk uit gemelde Notariële Akte.”

**1.4 ACCESS**

No access to or egress from the township shall be permitted along the lines of no access as indicated on the approved layout plan J34142/L2b.

**1.5 ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE**

The developer shall arrange for the stormwater drainage of the township to fit in with that of the adjacent roads and for all stormwater running off or being diverted from the road to be received and disposed of.

**1.6 REMOVAL OR REPLACEMENT OF EXISTING SERVICES**

If, by reason of the establishment of the township, it should be necessary to remove or replace any existing Municipal, TELKOM or ESKOM services, the cost thereof shall be borne by the developer.

## 1.7 DEMOLITION OF BUILDINGS AND STRUCTURES

The developer shall at its own costs cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished when required to do so.

## 1.8 PRECAUTIONARY MEASURES

Proposals to overcome detrimental soil and/or geological conditions shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures, to the satisfaction of the local authority and the National Home Builders Registration Council (NHBRC).

## 1.9 DEPARTMENT OF ENVIRONMENTAL AFFAIRS

Should the development of the township not be commenced within the prescribed period stated in their letter, the application to establish the township, shall be resubmitted to the Department of Environmental Affairs for exemption/authorisation in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended.

## 1.10 REFUSE REMOVAL

The developer shall provide sufficient refuse collection points in the township and shall make arrangements for the removal of all refuse.

## 1.11 OBLIGATIONS WITH REGARD TO ENGINEERING SERVICES INFRASTRUCTURE

The developer shall fulfil its obligations in respect of the provision, installation and/or construction of the engineering services infrastructure (electricity, water, sewerage, roads and stormwater drainage and systems therefor).

## 2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as indicated imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

### 2.1 ERF 2415

2.1.1 This erf is subject to a servitude of right of way, in favour of the general public, to enable access to the township, as indicated on the approved layout plan J34142/L2b.

2.1.2 This Erf is entitled to a right of way over Erf 2418 to enable access to the railway track.

## 2.2 ERVEN 2414, 2415, 2416, 2419, AND 2420

The erven shall not be transferred to any purchaser other than the Ekurhuleni Metropolitan Municipality unless the following servitudes had been registered to the satisfaction of the Ekurhuleni Metropolitan Municipality:

- 2.2.1 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, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.
- 2.2.2 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 2m thereof.
- 2.2.3 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 process 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.
- 2.2.6 Erven 2416 and 2419 may not be transferred, leased, mortgaged or in any manner be dealt with separately without the prior written approval of the local authority having been obtained and the said Erven shall for all time be regarded as one piece of land for the purpose of ownership.

## 2.3 ERF 2418

This erf is subject to a right of way in favour of Erf 2415 to enable access to the railway track.

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