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EKURHULENI METROPOLITAN MUNICIPALITY

GERMISTON SERVICE DELIVERY CENTRE

DECLARATION AS APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Township Ordinance 15 of 1986, the Ekurhuleni Metropolitan Municipality (Germiston Service Delivery Centre) hereby declares Airport Park Extension 4 Township to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY RAND AIRPORT HOLDINGS PTY LTD, (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 620 OF THE FARM ELANDSFONTEIN 108; REGISTRATION DIVISION I.R.; THE PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1 CONDITIONS OF ESTABLISHMENT

1.1 Name

The name of the township shall be Airport Park Extension 4.

1.2 Design

The township shall consist of erven and streets as indicated on General Plan S.G. No. 10584/2005.

1.3 Disposal of Existing Conditions of Title

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

- (a) the following servitude which does not affect the township area:

Conditions C(i) in Deed of Transfer T120487/2000, which reads as follows:

"By Notarial Deed No. 547/1967S dated 10/5/167, the right has been granted to Die Suid Afrikaanse Gasdistribusie korporasie Beperk to convey gas over the property hereby conveyed together with ancillary rights, and subject to conditions, as will more fully appear on reference to said Notarial Deed and Diagram."

- (b) the following condition which does not affect the township area:

Conditions C(ii) in Deed of Transfer T120487/2000, which reads as follows:

"By Notarial Deed No. K2642/1977S dated 7/12/76 the within mentioned property is subject to a servitude in perpetuity over a portion of within property 273 square metres for Municipal purposes in favour of the City Council of Germiston as will more fully appear on reference to said Notarial Deed and Diagram S.G. No. A1919/76."

1.4 Access

Except with the consent in writing of the MEC, Department of Public Transport, Roads and Works no ingress from Russel Road (Road K125) to the township and no egress to Russel Road (Road K125) from the township shall be allowed.

- (a) Ingress from Russel Road (Road K125) to the township and egress to Russel Road (Road K125) from the township shall be restricted to the extension Cachet Road with the said road.

- (b) The township owner shall at its own expense, submit a geometric design layout (scale: 1:500) of the ingress and egress points referred to in (a) above, and specifications for the construction of the accesses, to the MEG, Department of Public Transport, Roads and Works for approval. The township owner shall after approval of the layout and specifications, construct the said ingress and egress points at its own expense to the satisfaction of the MEG, Department of Public Transport, Roads and Works.
- (c) Access to the township shall be to the satisfaction of the Department of Public Transport, Roads and Works and subject to any condition that may be imposed.

1.5 Acceptance and Disposal of Stormwater

The township owner shall arrange for the drainage of the township to fit in with that of Russel Road (Road K125) and for all stormwater running off or being diverted from the road to be received and disposed of to the satisfaction of the MEG, Department of Public Transport, Roads and Works.

1.6 Erection of Fence or other Physical Barrier

The township owner shall at its own expense, erect a fence or other physical barrier to the satisfaction of the MEG, Department of Public Transport, Roads and Works, as and when required by him to do so and the township owner shall maintain such fence or physical barrier in good order and repair until such time as this responsibility is taken over by the local authority: Provided that the township owner's responsibility for the maintenance thereof shall cease when the local authority takes over the responsibility for the maintenance of the streets in the township.

1.7 Levelling of Site

The owner shall at his own expense cause the existing excavations, ditches, dongas and other physical conditions affecting the township to be filled and compacted to the satisfaction of the Municipality.

1.8 Removal of Litter

The owner shall at his own expense cause all litter within the township to be removed to the satisfaction of the Municipality.

1.9 Removal or Replacement of Municipal Services

If, for some reason due to 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 owner.

All municipal services that cross the common boundaries between the erven shall be removed and relocated by, and at the cost of the owner, as and when required by the Municipality.

1.10 Engineering Services

The owner is responsible for making the necessary arrangements for the provision of all engineering services to the satisfaction of the Municipality.

1.11 Mineral Rights

All rights to minerals shall be reserved to the owners of those rights as contained in Deed of Transfer *T120487/2000*.

1.12 Department of Agriculture, Conservation and Environment

That the conditions laid down by the Department of Agriculture, Conservation and Environment be complied with at all times.

1.13 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 Municipality, when required by the Municipality to do so.

2 CONDITIONS OF TITLE

2.1 Condition Imposed by the State President in terms of Section 184(2) of The Mining Rights Act No 20 of 1967

All erven shall be subject to the following condition:

As this erf forms part of land which is or may be undermined and liable to subsidence, settlement, shock and cracking due to mining operations past, present or future; the owner thereof accepts all liability for any damage thereto and to any structure thereon which may result from such subsidence, settlement, shock or cracking.

2.2 Conditions imposed by the Municipality in terms of the provisions of the Town-Planning Ordinance, 1986

The erven shall be subject to the following conditions imposed by the Municipality in terms of the provisions of the Town Planning and Townships Ordinance, 1986

- (a) The erf is subject to a servitude, 2 m wide, in favour of the Municipality, 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 Municipality: Provided that the Municipality 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 Municipality 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 removal of such sewerage mains and other works being made good by the Municipality.
 - (d) Erven 129, 130, 134, 135, 136, 138, 140, 141, 142, 161, 162 and 166 are subject to Substation Servitudes as indicated on General Plan S.G. 10584/2005.
 - (e) Erven 136 and 138 are subject to a 3 metre wide Servitude as indicated on General Plan S.G. 10584/2005 for access purposes.
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LOCAL AUTHORITY NOTICE 1983**EKURHULENI METROPOLITAN MUNICIPALITY****GERMISTON SERVICE DELIVERY CENTRE****GERMISTON AMENDMENT SCHEME 1009**

The Ekurhuleni Metropolitan Municipality (Germiston Service Delivery Centre) hereby in terms of the provisions of section 125 of the Town-planning and Townships Ordinance, 1986, declares that it has approved an amendment scheme, being an amendment of Germiston Town-planning Scheme, 1985, comprising the same land, as included in the township of Airport Park Extension 4 Township.

Map 3, Annexure and the scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning, 15 Queen Street, Germiston and are open for inspection at all reasonable times.

The amendment is known as Germiston Amendment Scheme 1009.

Mr P.P. FLUSK
CITY MANAGER
