

***THE PROVINCE OF  
GAUTENG***

***DIE PROVINSIE VAN  
GAUTENG***

**Provincial Gazette  
Provinsiale Koerant**  
***EXTRAORDINARY • BUITENGEWOON***

Selling price • Verkoopprijs: **R2.50**  
Other countries • Buitelands: **R3.25**

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**PROCLAMATION • PROKLAMASIE**

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**PROCLAMATION 146 OF 2019**

## 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 City of Ekurhuleni Metropolitan Municipality hereby declares Windmill Park Extension 38 Township to be an approved township subject to the conditions set out in the schedule hereto.

## SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY KIRON PROJECTS PTY LTD-REGISTRATION NUMBER 2007/031997/07 (HEREINAFTER REFERED 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 133 OF THE FARM FINAALSPAN 114 I.R. HAS BEEN GRANTED BY THE CITY OF EKURHULENI METROPOLITAN MUNICIPALITY.

## 1. CONDITIONS OF ESTABLISHMENT

## 1.1 NAME

The name of the Township shall be Windmill Park Extension 38 Township.

## 1.2 DESIGN

The township shall consist of erven and streets as indicated on the General Plan S.G. 1399/2018.

## 1.3 DEMOLITION OF BUILDINGS AND STRUCTURES

The Township owners shall at their own expense cause all existing buildings and structures situated within the building lines 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.

## 1.4 ENDOWMENT

The township owners shall, in terms of the provisions of section 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay a lump sum endowment of R108 000(VAT incl.) to the local authority which amount shall be used by the local authority for the provision of land for parks and/or open spaces in or for the township. Provided that this amount can be reconsidered on submission and approval of a SDP indicating land allocated for this purpose.

Such endowments shall be payable in terms of the provisions of section 81 of the said Ordinance read with section 95 thereof.

## 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 owners.

## 1.6 OBLIGATIONS IN REGARD TO ENGINEERING SERVICES

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.

## 1.7 ACCESS

Ingress to and egress from the township shall be from Auret Drive to the satisfaction of the Executive Director: Roads, Transport and Civil Works Department.

## 1.8 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions of title and servitudes, if any.

### 2. CONDITIONS OF TITLE

The 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 ALL ERVEN

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.

#### 2.2 ERVEN 10216, 10224, 10241, 10305 AND 10322

The erf is subject to a servitude, 3m wide, for stormwater and engineering services in favour of the local authority, as indicated on the General Plan.

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## CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

### EKURHULENI AMENDMENT SCHEME F0390

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 Windmill Park Extension 38 Township

All relevant information is filed with the Area Manager: Boksburg Customer Care Centre, 3<sup>rd</sup> 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 F0390.

Dr. Imogen Mashazi  
City Manager  
Civic Centre, Cross Street, Germiston