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PROCLAMATION • PROKLAMASIE

PROCLAMATION 89 OF 2020**CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
(GERMISTON CUSTOMER CARE CENTRE)
DECLARATION OF AN APPROVED TOWNSHIP**

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Ekurhuleni Metropolitan Municipality, Germiston Customer Care Centre hereby declares **AIRPORT PARK EXTENSION 7** 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 RAND AIRPORT HOLDINGS (PTY) LTD REGISTRATION NUMBER 2000/010401/07, (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 733 OF THE FARM ELANDFONTEIN 108-IR, GAUTENG PROVINCE, HAS BEEN APPROVED

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME**

The name of the township shall be "**Airport Park Extension 7**".

1.2 DESIGN

- (i) The township shall consist of erven and streets as indicated on **Plan SG No. 3920/2019**.
- (ii) Storm-water Management plan, designed by a professional in the engineering field, must be submitted for approval.

1.3 STREET NAMES

The proposed street is to be named Aeropark Boulevard which is acceptable to the municipality.

1.4 ENDOWMENT AND PAYMENT OF EXTERNAL ENGINEERING SERVICE CONTRIBUTION

Contributions for engineering services are payable in terms of the provisions of section 63 of the Town Planning Ordinance, 15 of 1986 (as amended).

1.5 REMOVAL OF LITTER

The township owner shall at his/ her own expense cause all litter within the township area to be removed and levelled to the satisfaction of the municipality.

1.6 ACCESS

1.6.1 Access to or egress from the township shall be provided to the satisfaction of the Ekurhuleni Department of Roads and Stormwater and/or the Gauteng Department of Roads and Transport and/or the South African National Roads Agency (SANRAL).

1.6.2 No access to or egress from the township shall be permitted via the lines of no access as indicated on the approved layout plan of the township, Plan SG No. 3920/2019.

1.7 ACCEPTANCE AND DISPOSAL OF STORMWATER

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

1.8 REPOSITIONING OF CIRCUITS

If, for some reason due to the establishment of the township, it should become necessary to reposition any existing circuits for the Electricity Supply Commission (ESKOM), the cost thereof shall be borne by the township owner.

1.9 DEMOLITION OF BUILDING OR STRUCTURES

(i) The township owner shall at his own expense cause all existing buildings and structures situated within the building lines reserves, side spaces, road reserves, or over the common boundaries to be demolished to the satisfaction of the Municipality. Requirements of Regulation R1182 and R1183 of the Environment Conservation Act of 1989 are to be complied with.

(ii) The township owner shall at its expense draw up and submit acceptable building plans to the Municipality, for approval in terms of the provisions of the National Building Regulations and Standards Act, for all buildings on the erf for which no building Plans have been approved by the municipality.

The township owner shall at his own expense alter the buildings to comply with the approved building plans to the satisfaction of the Municipality.

1.10 ENGINEERING SERVICES

(i) The township owner is responsible for making necessary arrangements for the provision of all engineering services and the payments of External Services Contributions in terms of the provisions of the Town-planning and Township Ordinance, (Ordinance 15 of 1986). A services agreement should be entered into with the municipality.

(ii) All municipal services that cross the common boundaries between the Erven shall be removed and relocated by, and at the cost of the Township owner, as and when required by the municipality.

- (iii) All existing municipal services on the erven within the township shall be protected by means of suitable servitudes to the satisfaction of the Municipality, registered in favour of the Municipality, as and when required by the municipality, by the owner at his own expense.
- (iv) The township owner shall be responsible for the installation and provision of internal engineering services to the satisfaction of the relevant department.
- (v) The township owner shall within such period as the municipality may determine, fulfil the obligations in respect of the provision and installation of engineering services as previously agreed upon between the township owner and the municipality.

1.11 CONDITIONS IMPOSED BY GAUTENG DEPARTMENT OF PUBLIC TRANSPORT, ROADS AND WORKS

1.11.1 Should the development of the township not be completed before 12 December 2027 the application to establish the township, shall be resubmitted to the Department of Roads and Transport for reconsideration.

1.11.2 If however before the expiry date mentioned in 2.11.1 above, circumstances change in such a manner that roads and/or PWV routes under the control of the said Department are affected by the proposed layout of the township, the township owner shall resubmit the application for the purpose of fulfilment of the requirements of the controlling authority in terms of the provisions of Section 48 of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001).

1.11.3 The township owner/s shall, before or during development of the township, erect a physical barrier which is in compliance with the requirements of the said Department along the lines of no access indicated on the approved layout plan of the township General Plan No. SG 3920/2019. The erection of such physical barrier and the maintenance thereof, shall be done to the satisfaction of the said Department.

1.11.4 The township owner shall comply with the conditions of the Department as set out in the Department's letter dated 12 December 2017.

1.12 CONDITIONS IMPOSED BY THE SOUTH AFRICAN NATIONAL ROADS AGENCY (SANRAL)

1.12.1 The township owner shall comply with the conditions of the South African National Roads Agency (SANRAL) as set out in their letter dated 17 October 2017.

1.13 CONDITIONS IMPOSED BY THE NATIONAL GOVERNMENT DEPARTMENT: MINERAL RESOURCES

1.13.1 Should the development of the township not have been completed before 13 July 2022, the application to establish the township, shall be resubmitted to the Department: Mineral Resources for reconsideration.

1.14 CONDITIONS IMPOSED BY THE GAUTENG DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT

1.14.1 Should the development of the township not have been commenced with before 8 January 2028, the application to establish the township, shall be resubmitted to the Department of Agriculture and Rural Development for exemption/authorisation in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended.

1.15 RESTRICTION ON THE DISPOSAL OF ERVEN

1.15.1 The township owner shall, in terms of prior agreement with the Municipality fulfil his obligations with regard to the provision of water, sanitation, (and if applicable) electricity and the installation of reticulation for such purposes, prior to the disposal of any erf within the township.

1.15.2 No erven may be alienated or transferred in the name of a purchaser prior to the municipality having confirmed that sufficient guarantees have been furnished in respect of the provision of service by the township applicant to the Municipality.

2. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes if any: -

A. Excluding the following which will only affect Erf 184 in the township:

- (i) 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 City Council of as indicated by the figure a G a b c G on Diagram SG No. 3919/2019 as will more fully appear from the said Notarial Deed,

B. Excluding the following which will only affects Erf 185 and 186 in the township:

- (a) By Notarial Deed of Lease Number K3337/2017L, the within-mentioned property is subject to a 99 year lease in favour of Aerospace Developers Proprietary Limited, Registration Number 2006/001032/07, as will more fully appear in the said Notarial Deed.
- (b) By Notarial Deed of Sub-Lease Number K3952/2017L, the within mentioned property is subject to a 99 year sub-lease in favour of REPO WILD 89 Proprietary Limited, Registration Number 2002/023319/07, as will more fully appear in the said Notarial Deed.

- A. Subject to the following conditions imposed in terms of the Division of Land Ordinance 20 of 1986, read with the Spatial Planning and Land Use Management Act, 2013 and the City of Ekurhuleni Municipal Bylaws.
1. All portions within the division are subject to a servitude, 2,00 metres wide, in favour of the Council, for sewerage and other municipal purposes, along any two boundaries of the portion other than a street boundary, provided that the Council may dispense with any such servitude.
 2. No new buildings or other structure shall be erected within the aforesaid servitude areas and no large-rooted trees shall be planted within the area of such servitude, or within 2,00 metres thereof.
 3. The Council shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude areas such material as may be excavated by it during the course of the construction, maintenance or removal of such sewer 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 purposes, subject to any damage done during the process of the construction, maintenance or removal of such sewer mains and other works being made good by the Council.

3. CONDITIONS OF TITLE

A. Conditions of Title imposed in favour of the local authority in terms of the provisions of the Town-planning and Townships Ordinance, 1986 (ordinance 15 of 1986).

1. ALL ERVEN ARE:
 - i. Subject to a servitude, 2,00 metres wide, in favour of the Municipality, for sewerage and other municipal purposes, along any two boundaries of the Erf other than a street boundary, if and when required by the Municipality: Provided that the Municipality may dispense with any such servitude.
 - ii. 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 2,00 metres there from.
 - iii. The Municipality shall be entitled to temporarily deposit 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 process of the construction, maintenance or removal of such sewerage mains and other works being made good by the Municipality.

2. **SERVITUDES TO BE REGISTERED PRIOR TO OR SIMULTANEOUSLY WITH TRANSFER OF ANY ERVEN IN THE TOWNSHIP:**

(i) **ERF 185**

Subject to a Mini-substation servitude in favour of the City of Ekurhuleni Metropolitan Municipality as depicted on the township General Plan SG No. 3920/2019.

(ii) **ERF 186.**

Subject to a Mini-substation servitude in favour of the City of Ekurhuleni Metropolitan Municipality as depicted on the township General Plan SG No. 3920/2019.

Dr Imogen Mashazi: City Manager, City of Ekurhuleni, Private Bag X1069, Germiston, 1400.

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
(GERMISTON CUSTOMER CARE CENTRE)
EKURHULENI TOWN PLANNING SCHEME 2014: AMENDMENT SCHEME G0284

The City of Ekurhuleni Metropolitan Municipality (Germiston 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 AIRPORT PARK EXTENSION 7 Township.

Map 3 and the scheme clauses of the amendment scheme are available for inspection at all reasonable times at the offices of the Head of Department, Department of Economic Development, Gauteng Provincial Government, Johannesburg, as well as the Head of Department: City Planning, 175 Meyer Street, Germiston.

This amendment is known as Ekurhuleni Amendment Scheme G0284 and shall come into operation on date of publication of this notice.

Dr Imogen Mashazi: City Manager, City of Ekurhuleni, Private Bag X1069, Germiston, 1400.

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