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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 2258

EKURHULENI METROPOLITAN MUNICIPALITY  
(KEMPTON PARK CUSTOMER CARE CENTRE)  
DECLARATION AS AN APPROVED TOWNSHIP

In terms of Section 103(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance of 1986), the Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre hereby declares Pomona Extension 65 township to be an approved township subject to the conditions set out in the Schedule hereto.

#### SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY PLANET WAVES 3 (PROPRIETARY) LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS 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 399 (A PORTION OF PORTION 15) OF THE FARM RIETFONTEIN 31, REGISTRATION DIVISION IR, PROVINCE OF GAUTENG HAS BEEN GRANTED

#### 1. CONDITIONS OF ESTABLISHMENT

##### 1.1 NAME

The name of the township shall be Pomona Extension 65.

##### 1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No. 7785/2006.

##### 1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, except the following conditions:

a) that do not effect the erven in the township:

The original remaining extent of Portion A of the said farm Rietfontein No 18, District of Benoni, measuring as such 1205,1405, 7266 square metres (comprising of Portions "C" and "D" now forming portion of Portion "G" of Portion "A" of the said farm {of which the holding hereby transferred forms a portion} held under Certificate of Amended Title T488/1924, Portion "E" measuring 17,1306 hectares, held under Deed of Transfer no T3159/1919 and the remaining extent measuring as such 236,4028 hectares, 2598 square metres, held under Deed of Transfer no 3708/17), is entitled to one half of the water coming out of the fountain (running from three sources) situated near the western boundary line of that portion of the property held under said Certificate of Amended Title no 4882/1924, indicated on the diagram annexed to the said Certificate of Amended Title by the figure a, F, b, G, e, o, p, u, t, O and close to the Black Dam namely the dam from which a furrow is led to the Windmill and the right to lead the water aforesaid by means of pipes or a water furrow on to the said original remaining extent of Portion A, measuring 1205,1405 hectares, 7266 square metres (now comprised as aforesaid), with the further right of access to the fountain and pipes of furrow for the purpose of up-keep repair.

b) that do effect the erven in the township:

Subject to a servitude of aquaduct indicated by figure A, B, C, D, E, A on diagram S.G. No. A6606/71 in favour of the Republic of South Africa as will more fully appear from Notarial Deed No. K1878/77S.

##### 1.4 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owners shall arrange for the drainage of the township to fit in with that of the existing and planned road and storm water infrastructure in the vicinity and for all storm water running off or diverted from the roads to be received and disposed of.

##### 1.5 PRECAUTIONARY MEASURES

(a) The township owners shall at his own expense, make arrangements with the local authority in order to ensure that:

(i) water will not dam up, that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen; and

(ii) the recommendations as laid down in the geological report/soil report of the township are complied with and when required engineer certificates for the foundations of the structures are submitted.

**1.6 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, servitude areas or over common boundaries to be demolished to the satisfaction of the local authority, when required by the local authority to do so.

**1.7 REMOVAL OF LITTER**

The township owner shall at his own expense cause all litter within the township area to be removed to the satisfaction of the local authority, when required by the local authority to do so.

**1.8 REPOSITIONING OF SERVICES**

If, by reason of the establishment of the township, it should become necessary to reposition any existing services of ESCOM, Telkom or the local authority, the cost thereof shall be borne by the township owners.

**1.9 CONDITION TO BE COMPLIED WITH BEFORE ERVEN BECOME REGISTERABLE**

The applicant shall at his own expense cause Erven 2379 and 2380 in the township to be consolidated.

**2. CONDITIONS OF TITLE**

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.

**(a) ALL ERVEN**

- (i) The erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal purposes, along any other boundary 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.
- (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 2m thereof.
- (iii) 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 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.

Manager, Kempton Park Customer Care Delivery Centre, c/o C R Swart Avenue and Pretoria Road, (P O Box 13), Kempton Park, 1620

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**LOCAL AUTHORITY NOTICE 2259**

EKURHULENI METROPOLITAN MUNICIPALITY  
(KEMPTON PARK CUSTOMER CARE CENTRE)

KEMPTON PARK TOWN PLANNING SCHEME 1987: AMENDMENT SCHEME 1640

The Ekurhuleni Metropolitan Municipality (Kempton Park 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 Kempton Park Town Planning Scheme 1987, comprising the same land as included in the township of Pomona Extension 65 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 Development Planning and Local Government, Gauteng Provincial Government, Johannesburg, as well as the Manager Development Planning, Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre), 5<sup>th</sup> Floor, Civil Centre, c/o C R Swart Drive and Pretoria Road, Kempton Park.

This amendment is known as Kempton Park Amendment Scheme 1640.

Manager, Kempton Park Customer Care Delivery Centre, c/o C R Swart Avenue and Pretoria Road, (P O Box 13), Kempton Park, 1620.

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