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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 414

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 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 15 of 1986), the Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre hereby declares Pomona Extension 89 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 IMPERIAL REINSURANCE COMPANY LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER WHICH 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 395 (A PORTION OF PORTION 15) OF THE FARM RIETFONTEIN 31 I.R. HAS BEEN GRANTED

1 CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Pomona Extension 89.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan SG. No. 10235/2006.

(3) DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, but excluding the following condition which will not be passed on to the owners of erven in the township:

"The original Remaining Extent of Portion A of the said farm Rietfontein No. 18, district Benoni, measuring as such 205,8671 hectares comprised Portions C and D now form portion of portion G of Portion A of the said farm held under Certificate of Amended Title No. 4882/1924, Portion E measuring 17,1306 hectares, held under Deed of Transfer No. 3159/1919 and the remaining extent measuring as such 236,6826 held under Deed of Transfer No. 3708/1917 (of which the aforesaid Holding is a portion) is entitled to one half of the water coming out of the fountain (running from three sources) situate near the Western Boundary line of that portion of the property held under the 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 Kaffir 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 as such 205,8671 hectares (now comprised as aforesaid) with the further right of access to the fountain and pipes or furrow for the purpose of upkeep and repair."

(4) PRECAUTIONARY MEASURES

The township owner shall at his own expense make arrangements with the local authority in order to ensure that the recommendations as laid down in the geological report of the township must be complied with and, when required, engineer certificates for the foundations of the structures must be submitted.

(5) ACCESS

- (i) Access to the township shall be obtained from Maple Road.
- (ii) No ingress from Road P157-2 to the township and no egress to Road P157-2 from the township shall be allowed.

- (6) ENGINEERING SERVICES
- (i) The applicant shall be responsible for the installation and provision of internal engineering services.
 - (ii) Once water, sewer and electrical networks have been installed, same will be transferred to the Local Council, free of cost who shall maintain these networks.
- (7) 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 or over common boundaries to be demolished to the satisfaction of the local authority, when required by the local authority to do so.
- (8) ACCEPTANCE AND DISPOSAL OF STORMWATER
- The township owner shall arrange for the drainage of the township to fit in with that of the existing 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.
- (9) 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.
- (10) CONDITION TO BE COMPLIED WITH BEFORE ERVEN BECOME REGISTERABLE
- The applicant shall at his own expense cause Erven 2376 and 2377 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.

- (1) 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 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.
 - ii) No building or other structures 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 at is, 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) ERF 2377
- (i) Subject to a servitude of right-of-way (20m wide), as indicated on the general plan, in favour of Erf 2376.
- (3) ERF 2376
- (i) Entitled to a servitude of right-of-way (20m wide), as indicated on the general plan, over Erf 2377.

LOCAL AUTHORITY NOTICE 415

LOCAL AUTHORITY NOTICE DP133/2008
EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK CUSTOMER CARE CENTRE)
KEMPTON PARK TOWN PLANNING SCHEME 1987: AMENDMENT SCHEME 1702

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 89 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, 8th Floor, Corner House, 63 Fox Street, Johannesburg, 2000 as well as the Manager City Development, Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre), 5th Floor, Civic Centre, c/o C R Swart Drive and Pretoria Road, Kempton Park.

This amendment is known as Kempton Park Amendment Scheme 1702.

P. Flusk, City Manager, Ekurhuleni Metropolitan Municipality, Private Bag X 1069, Germiston, 1400
