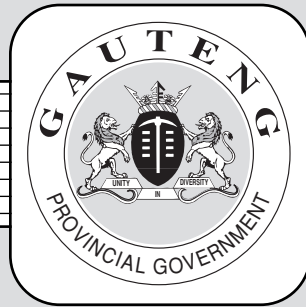


**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

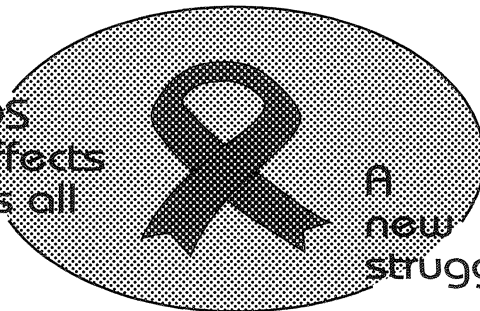
Vol. 19

PRETORIA, 6 FEBRUARY 2013  
FEBRUARIE 2013

No. 27

**We all have the power to prevent AIDS**

AIDS  
affects  
us all



A  
new  
struggle

Prevention is the cure

**AIDS  
HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH

*N.B. The Government Printing Works will not be held responsible for the quality of "Hard Copies" or "Electronic Files" submitted for publication purposes*



**IMPORTANT NOTICE**

The Government Printing Works will not be held responsible for faxed documents not received due to errors on the fax machine or faxes received which are unclear or incomplete. Please be advised that an "OK" slip, received from a fax machine, will not be accepted as proof that documents were received by the GPW for printing. If documents are faxed to the GPW it will be the sender's responsibility to phone and confirm that the documents were received in good order.

Furthermore the Government Printing Works will also not be held responsible for cancellations and amendments which have not been done on original documents received from clients.

---

**CONTENTS • INHOUD**

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
	<b>LOCAL AUTHORITY NOTICE</b>		
112	Town-planning and Townships Ordinance (15/1986): Ekurhuleni Metropolitan Municipality: Establishment of township: Pomona Extension 81 .....	2	27

---

---

## LOCAL AUTHORITY NOTICE

---

### LOCAL AUTHORITY NOTICE 112

EKURHULENI METROPOLITAN MUNICIPALITY  
(KEMPTON PARK SERVICE DELIVERY CENTRE)  
DECLARATION AS AN APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Ekurhuleni Metropolitan Municipality, Kempton Park Service Delivery Centre hereby declares Pomona Extension 81 township to be an approved township subject of the conditions set out in the Schedule hereto.

#### SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE POMONA HOLDING 177 TRUST (HEREINAFTER REFERRED TO AS THE APPLICANTS / TOWNSHIP OWNERS) 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 A PORTION OF PORTION 314 (A PORTION OF PORTION 313) OF THE FARM RIETFONTEIN 31 REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG HAS BEEN GRANTED

#### 1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Pomona Extension 81.

(2) DESIGN

The township shall consist of erven as indicated on General Plan S.G. No. 12587/2004.

(3) ENDOWMENT

Payable to the local authority :

The township owner shall, in terms of the provisions of Section 81, as well as Sections 98(2) and (3) of the Town Planning and Townships Ordinance, 1986, pay a lump sum endowment of R15 200,00 (Fifteen Thousand Two Hundred Rand) to the local authority. This money can be used for the purposes of upgrading any parks.

(4) DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, but excluding the following:

- (i) "The original remaining extent of Portion A of the farm Rietfontein No. 31, Registration Division IR, measuring as such 1205,8671 hectares (comprised of Portions C and D, now forming Portion of Portion G of Portion A of the said farm, held under Certificate of Amended Title 4882/1924, Portion E, measuring 17,1306 hectares held under Deed of Transfer 3159/1919, and the Remaining Extent, measuring as such 236,6626 hectares, held under Deed of Transfer No. 3708/17), 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) situated near the Western Boundary line of that portion of the property held under said Certificate of Amended Title 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 1205,8671 hectares, (now comprised as aforesaid) with the further right of access to the fountain and pipes or furrow for the purposes of upkeep and repair.
- (ii) The right-of-way servitude registered under Notarial Deed of Servitude Nr. K1093/1993 S, which affects a proposed street (Derde Street Extension) in the township only.

(5) 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 (except street lights along the private road).
- (iii) The Section 21 company, will be responsible for the maintenance of the internal private roads (including storm water) and the internal street lights (private road), including electrical power usage.

(6) 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.

(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) TRANSFER OF ERVEN

Erf 1807 shall, at the cost of the township owner, be transferred to the Pomona Extension 81 Home Owners Association prior to or simultaneously with the first transfer of any erf.

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) ERVEN 1791 TO 1806

- (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 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) ERF 1807

- (i) Subject to a servitude for municipal purposes in favour of the local authority, as indicated on the general plan to guarantee access to the local authority's personnel and vehicles in

order to carry out repair and maintenance work to the water, sewer and electrical networks (excluding street lights) after they have been taken over by the local authority.

- (ii) Subject to a servitude of right-of-way in favour of all owners and occupiers of Erven 1795 to 1806 in the township, as indicated on the general plan, to guarantee access to a public road to all the residents.

Khaya Ngema: City Manager, Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston 1400  
Notice DP.26.2012

---

EKURHULENI METROPOLITAN MUNICIPALITY  
(KEMPTON PARK CUSTOMER CARE CENTRE)  
KEMPTON PARK TOWN PLANNING SCHEME 1987: AMENDMENT SCHEME 1408

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 81 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 Area Manager, Development Planning, Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre), 5<sup>th</sup> Floor, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park.

This amendment is known as Kempton Park Amendment Scheme 1408.

Khaya Ngema: City Manager, Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston 1400  
Notice DP.39.2012

---





