

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

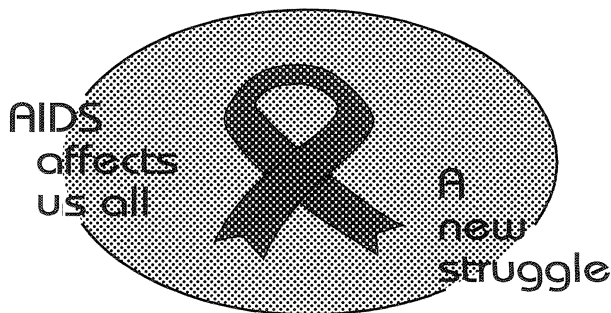
# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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DEPARTMENT OF HEALTH

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## LOCAL AUTHORITY NOTICE

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### LOCAL AUTHORITY NOTICE 1803

#### 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 NO. 15 OF 1986), THE EKURHULENI METROPOLITAN MUNICIPALITY (KEMPTON PARK CUSTOMER CARE CENTRE) HEREBY DECLARES POMONA EXTENSION 155 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 FIRSTRAND BANK LIMITED, REGISTRATION NUMBER 1929/001225/06, AS TRUSTEE FOR THE TIME BEING OF CAPITAL PROPERTY TRUST, COLLECTIVE INVESTMENT SCHEME IN PROPERTY (PREVIOUSLY OWNED BY SOLAR SPECTRUM TRADING 247 (PROPRIETARY) LIMITED) (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER III OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 569 (A PORTION OF PORTION 15) OF THE FARM RIETFONTEIN 31, REGISTRATION DIVISION IR, PROVINCE OF GAUTENG, HAS BEEN APPROVED

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#### 1. **CONDITIONS OF ESTABLISHMENT**

##### 1.1 **Name:**

The name of the township shall be Pomona Extension 155.

##### 1.2 **Design:**

The township shall consist of erven and a street as indicated on General Plan S.G. No. 4664/2011.

##### 1.3 **Endowment and Engineering Services Contributions**

The township owner shall, in terms of the provisions of Section 121 of the Townplanning and Townships Ordinance, 15 of 1986, (as amended), pay a contribution to the City Council for the provision of services.

##### 1.4 **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.

#### **1.5 Access**

Access to or egress from the township shall be obtained from Maple Road to the satisfaction of the Ekurhuleni Metropolitan Municipality's Department of Infrastructure Services: Roads, Transport and Civil Works.

#### **1.6 Provision and Installation of Engineering Services**

1.6.1 The applicant shall be responsible for the installation and provision of internal engineering services.

1.6.2 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 internal street lights).

#### **1.7 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.

#### **1.8 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.

#### **1.9 Refuse Removal**

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.

#### **1.10 Consolidation of Erven**

The township owner shall at his own expense cause Erven 3194 and 3195 in the township to be consolidated within six months from declaration of the township as an approved township.

#### **1.11 DISPOSAL OF EXISTING CONDITIONS OF TITLE**

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

**A. Excluding the following which does not affect the township due to its locality:**

*"The original remaining extent of Portion "A" of the farm RIET FONTEIN No. 18, district Benoni, 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 No. 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. 3708/1917, 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 upon to the said original Remaining Extent of Portion A, measuring as such 1205,8671 Hectares (now comprised as aforesaid) with the further right to access to the fountain and pipes or furrow for the purposes of up-keep and repair".*

**B. Including the following which do affect the township and shall be made applicable to Erf 3194 and 3195:**

- a. *The erf is entitled to a perpetual right of way servitude, with the additional right to use the servitude area in perpetuity for purposes of storm water drainage, over Erf 3068 Pomona Extension 130 Township, Registration Division I.R., Province of Gauteng ("Erf 3068"), 2 (two) metres wide, parallel to and along the entire length of the eastern boundary of Erf 3068, which eastern boundary is indicated by the line BC on Diagram S.G. No. 3063/2011.*
- b. *The erf is entitled to a perpetual right of way servitude, with the additional right to use the servitude area in perpetuity for purposes of storm water drainage, over Erf 3069 Pomona Extension 130 Township, Registration Division I.R., Province of Gauteng ("Erf 3069"), 2 (two) metres wide, parallel to and along the entire length of the eastern boundary of Erf 3069, which eastern boundary is indicated by the line BC on Diagram S.G. No. 3064/2011.*

## **2. CONDITIONS OF TITLE**

### **2.1 CONDITIONS OF TITLE IMPOSED IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986).**

#### **2.1.1 ALL ERVEN**

2.1.1.1 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.

2.1.1.2 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.

2.1.1.3 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.

Khaya Ngema: City Manager, Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston, 1400

Notice DP 01.2014

**EKURHULENI METROPOLITAN MUNICIPALITY  
(KEMPTON PARK CUSTOMER CARE CENTRE)  
KEMPTON PARK TOWN PLANNING SCHEME 1987: AMENDMENT SCHEME  
K2104**

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 Kempton Park Town-planning Scheme 1987, comprising the same land as included in the township of Pomona Extension 155 Township, Kempton Park.

Map 3 and the scheme clauses of the amendment scheme will be open for inspection during normal office hours at the office of the Manager: City Planning, 5<sup>th</sup> Floor, Civic Centre, corner of C R Swart Drive and Pretoria Road, Kempton Park and the Office of the Head of Department, Gauteng Provincial Government: Development Planning and Local Government, Johannesburg. This scheme will come into operation on the date of publication of this notice.

This amendment scheme is known as Kempton Park Amendment Scheme K2104.

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

Notice No. DP 01.2014

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