

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

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DEPARTMENT OF HEALTH

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 396

EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK CUSTOMER CARE 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 Customer Care Centre hereby declares POMONA EXTENSION 93 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 ICEQUITY (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 291 OF THE FARM RIETFONTEIN NO. 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 93.
- (2) **DESIGN**
The township shall consist of erven and streets as indicated on General Plan SG No. 12430/2004.
- (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 R13000 (Thirteen Thousand 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 servitude's, if any, but excluding the following entitlement 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. 286, district Pretoria, 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 No. 3159/1919, under 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 1205,8771 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."
- (5) **ACCESS**
 - (i) Access to the township shall be obtained from Vlei Avenue.
 - (ii) No ingress from Road K155 to the township and no egress to Road K155 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 (except internal street lights).

- (iii) The Section 21 company, will be responsible for the maintenance of the internal roads (including storm water) and the internal street lights (including electrical power usage).
- (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) **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.
- (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) **ACCEPTANCE AND DISPOSAL OF STORM WATER**
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.
- (11) **TRANSFER OF ERVEN**
Erf 1925 shall, at the cost of the township owner, be transferred to Pomona Extension 93 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 1910 to 1924**
 - (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 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.
- (2) **ERF 1925**
 - (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 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.2.2015 [15/3/7/P2 X 93]

LOCAL AUTHORITY NOTICE 397

EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK CUSTOMER CARE CENTRE)
EKURHULENI TOWN PLANNING SCHEME 2014 : AMENDMENT SCHEME K0053
(PREVIOUSLY KEMPTON PARK TOWN PLANNING SCHEME 1987: AMENDMENT SCHEME 1530)

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 93 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), 5th Floor, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park.

This amendment is known as Ekurhuleni Amendment Scheme K0053, previously Kempton Park Amendment Scheme 1530.

Khaya Ngema: City Manager,
Ekurhuleni Metropolitan Municipality: Private Bag X1069 Germiston 1400
Notice DP.2.2015 [15/3/7/P2 X 93]

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