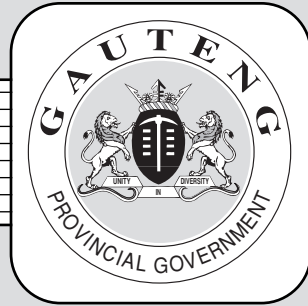


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

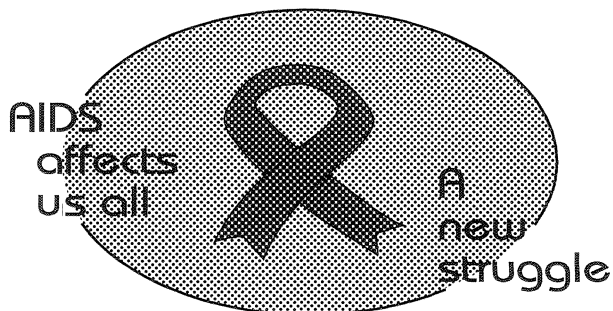
Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

Vol. 21

PRETORIA, 11 MARCH
MAART 2015

No. 72

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DEPARTMENT OF HEALTH

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 427

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 189 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 GLEN BALAD PROPERTIES CC AND BENKEMP (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 598 OF THE FARM RIETFONTEIN 31, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG HAS BEEN GRANTED

A. CONDITIONS OF ESTABLISHMENT

- (1) NAME
The name of the township shall be Pomona Extension 189.
- (2) DESIGN
The township shall consist of erven and streets as indicated on General Plan S.G. No. 695/2014.
- (3) DISPOSAL OF EXISTING CONDITIONS OF TITLE
All erven shall be made subject to existing conditions and servitudes, if any, but excluding:
 - (a) the following entitlement which will not be passed on to the erven in the township:
 - A.1.) "Het voormalige resterend gedeelte van Gedeelte A van de gemelde plaats, groot as sodanig 236,6626 hectares (waarvan het eigendom hieronder gehouden deel uitmaakt) en gedeelte C van voormeld gedeelte A van gemelde plaats groot 695,1143 hectares, gehouden onder Verdelings-sertifikaat No. 3707/1917, gedeelte D van gezegd gedeelte A groot 256,9596 hectares en gedeelte E van gedeelte A voormeld groot 17,1306 hectares getransporteerd respektiewelik kragtens Akten van Transport Nos. 105/1919 en 3159/1919 syn tezamen gerechtigd tot de helft van het water komende uit de fontein (loopende uit drie bronnen) op Gedeelte B van gezegd gedeelte A van de plaats voornoemd, groot 171,3064 hectares, gehouden onder Akte van Transport No. 6543/1915, zijnde gezegde fontein gelegen nabij de westelike grenslijn van gezegd gedeelte B en nabij de kafferdam namelijk de dam waaruit een watervoor geleid wordt naar de windmolen, en verder tot het recht om het water voormeld te leiden door middle van buizen of een watervoor tot op het voormalige resterend gedeelte van gedeelte A voormeld en gedeelte C voormeld, en ook tot het recht van toegang tot de fontein en de buizen of watervoor voor onderhoud en reparatie; doch voortaan zullen de eigenaren van het voormalige resterend gedeelte van gedeelte A voormeld gerechtigd zinn slechts gebruik te maken van de helft van het water, namelijk een-vierde deel van het water komende uit de fontein voormeld."
 - (b) the following conditions which do not affect the township area due to locality:
 - A.2.). By virtue of Notarial deed Number K533/1954S dated 29 April 1954 the within-mentioned property is subject to-
 - (a) the right of use on occasions of rains of certain pan located as by way of a ponding area for and in connection with the control of run-off floodwater from the site of the Jan Smuts Airport; and
 - (b) the right of inundation of the said servient tenement on occasion of rains as referred to in paragraph (a) above; in favour of Portion 69 (Jan Smuts Airport) of Witkoppie No 7, district of Boksburg held under T 24826/1952 as will more fully appear from Notarial Deed No. 533/1954S.
 - A.3.). The pipeline servitude was ceded to Republic of South Africa (in its Railways and Harbour Administration) by Deed of Cession K 1903/1975 S registered on 7 July 1975."

- (b) the following conditions which affect Erf 3605 in the township area only:
- A.4.). By virtue of Notarial Deed Number K7947/2014S dated 7 August 2014 the within-mentioned property is subject to a servitude for an electrical sub-station, as indicated by figure AnpqA on diagram S.G. No. 135/2014, annexed hereto, and as will more fully appear from said Notarial Deed.
- (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**
Access to the township shall be obtained from Main Road, and a marginal access from Stanley Road.
- (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).
- (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) **CONSOLIDATION OF ERVEN**
The township owner shall at his own expense cause Erven 3605 and 3606 in the township to be consolidated.

B. 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 and 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 3606
A servitude of right of way must be registered over Erf 3606 Pomona Extension 189, Registration Division I.R., Province of Gauteng, in favour of Holding 142 Brentwood Park Agricultural Holdings Extension 1, as indicated by the figure a,b,c,d,101 on General Plan S.G. No. 695/2014.

Khaya Ngema: City Manager,
Ekurhuleni Metropolitan Municipality: Private Bag X1069 Germiston 1400
Notice DP.8.2015 [15/3/7/P2 X 189]

LOCAL AUTHORITY NOTICE 428

EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK CUSTOMER CARE CENTRE)
EKURHULENI TOWN PLANNING SCHEME 2014 : AMENDMENT SCHEME K0052
(PREVIOUSLY KEMPTON PARK TOWN PLANNING SCHEME 1987: AMENDMENT SCHEME 2257)

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 Ekurhuleni Town Planning Scheme 2014, comprising the same land as included in the township of POMONA EXTENSION 189 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 K0052 previously known as Kempton Park Amendment Scheme 2257.

Khaya Ngema: City Manager,
Ekurhuleni Metropolitan Municipality: Private Bag X1069 Germiston 1400
Notice DP.8.2015 [15/3/7/P2 X 189]

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