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Provincial Gazette Provinsiale Koerant

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Vol. 24

PRETORIA
20 JULY 2018
20 JULIE 2018

No. 200

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ISSN 1682-4525



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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 1106 OF 2018**CITY OF EKURHULENI
(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 City of Ekurhuleni, Kempton Park Customer Care Centre hereby declares POMONA EXTENSION 211 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 CABOLEX PTY LTD (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 654 (A PORTION OF PORTION 634) OF THE FARM RIETFONTEIN NO. 31-IR, HAS BEEN GRANTED

A. CONDITIONS OF ESTABLISHMENT

- (1) **NAME**
The name of the township shall be Pomona Extension 211.
- (2) **DESIGN**
The township shall consist of erven and streets as indicated on General Plan SG No. 4043/2015.
- (3) **PRECAUTIONARY MEASURES**
The township owner shall as his own expense, make arrangements with the local authority in order to ensure that:
 - (i) water will not dam up, that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen: and
 - (ii) the recommendations as laid down in the geological report/soil of the township are complied with and, when required, engineer certificates for the foundations of the structures must be submitted.
- (4) **ACCESS**
Access to the township shall be obtained from Maple Street.
- (5) **ENGINEERING SERVICES**
The applicant shall enter into a Services Agreement with the Local Authority.
- (6) **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.

(7) 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 of or diverted from the roads to be received and disposed of.

(8) 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.

(9) CONSOLIDATION OF ERVEN

The township owner shall at his own expense cause Erven 3691 and 3692 in the township to be consolidated.

B. DISPOSAL OF EXISTING CONDITIONS OF TITLE

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

(a) excluding the following condition which do not affect the township due to locality:

9. The Minister of Transport has in terms of Section 40(1)(a) declared the road R21 sec 1 and 2 from Hans Strydom Drive to Rietfontein interchange (N12) to be the national road in terms of Section 40(1)(a)(b) as amended as will more fully appear from the application filed with BC 057707/12, registered on the 3rd of September 2012.

(b) excluding the following entitlement which will not be passed on the erven in the township:

1. The original Remaining Extent of Portion A of the said farm RIETFONTEIN 286, District Pretoria, measuring as such 1205,8671 (ONE THOUSAND TWO HUNDRED AND FIVE comma EIGHT SIX SEVEN ONE) 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 (SEVENTREN comma ONE THREE NOUGHT SIX) Hectares, held under Deed of Transfer No. 3159/1919, and the Remaining Extent measuring as such 236,6626 (TWO HUNDRED AND THIRTY SIX comma SIX SIX TWO SIX) 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 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 the furrow is led to the Windmill and the right to lead the water aforesaid by means of pipes or a water furrow onto the said original Remaining Extent of Portion A, measuring as such 1205,8671 (ONE THOUSAND TWO HUNDRED AND FIVE comma EIGHT SIX SEVEN ONE) Hectares (now comprised as aforesaid), with the further right of access to the fountain and pipes or furrows for the purpose of up-keep and repair.

C. 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 3691 AND 3692

(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 3691

- i) The erf is subject to a 3m x 6m servitude in favour of the Local Authority for the placement of an electrical mini-substation.

Dr Imogen Mashazi: City Manager, City of Ekurhuleni, Private Bag X1069 Germiston 1400
Notice CP038.2018 [15/3/7/P2 x211]

CITY OF EKURHULENI
KEMPTON PARK CUSTOMER CARE CENTRE
EKURHULENI TOWN PLANNING SCHEME 2014 : AMENDMENT SCHEME K0207

The City of Ekurhuleni, 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 211 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, City of Ekurhuleni, 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 K0207 and shall come into operation on date of publication of this notice.

Dr Imogen Mashazi: City Manager, City of Ekurhuleni, Private Bag X1069 Germiston 1400
Notice CP038.2018 [15/3/7/P2 x211]

Printed by the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001,
for the **Gauteng Provincial Administration**, Johannesburg.

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