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GOVERNMENT PRINTING WORKS PUBLICATIONS SECTION

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We would like to inform you that with effect from the 1st of November 2019, the Publications Section will be relocating to a new facility at the corner of **Sophie de Bruyn** and **Visagie Street, Pretoria**. The main telephone and facsimile numbers as well as the e-mail address for the Publications Section will remain unchanged.

Our New Address:
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Pretoria
0001

Should you encounter any difficulties in contacting us via our landlines during the relocation period, please contact:

Ms Maureen Toka
Assistant Director: Publications
Cell: 082 859 4910
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CONTENTS

	<i>Gazette</i>	<i>Page</i>
	<i>No.</i>	<i>No.</i>
LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS		
1404	Town-planning and Townships Ordinance (15/1986): Pomona Extension 246 and 248.....	249 4

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 1404 OF 2019**CITY OF 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 City of Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre hereby declares POMONA EXTENSION 246 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 JT GROUP DEVELOPMENTS (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 709 (A PORTION OF PORTION 443) OF THE FARM RIETFONTEIN 31, REGISTRATION DIVISION IR, PROVINCE OF GAUTENG HAS BEEN GRANTED

A. CONDITIONS OF ESTABLISHMENT

- (1) **NAME**
The name of the township shall be Pomona Extension 246.
- (2) **DESIGN**
The township shall consist of erven and streets as indicated on General Plan S.G. No. 2658/2018.
- (3) **ENDOWMENT**
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 R56 290.00 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:
 - (a) the following entitlement which will not be passed on the erven in the township:
 - A. "The original remaining extent of Portion A of the farm RIETFONTEIN 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 No. 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) 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 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 with the further right of access to the fountain and pipes or furrow for the purposes of up-keep and repair.
 - b) the following servitude which only affects a road within the township:
"By Notarial Deed of servitude No. K4744/2017S dated 04/08/2017, the within mentioned property is subject to a perpetual pipeline servitude, 3 metres wide over the property, the centre line of which servitude is represented by the line AB on annexed diagram SG 2747/2015, in favour of the

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY, as will more fully appear on reference to the said Notarial Deed, a copy of whereof is hereunto annexed.

(5) PRECAUTIONARY MEASURES

The township owner shall at 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.

(6) ACCESS

Access to the township shall be to the satisfaction of the Department of Roads and Stormwater, as well as the Gauteng Department of Roads and Transport.

(7) ENGINEERING SERVICES

The applicant shall enter into a Services Agreement with the Local Authority.

(8) 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.

(9) 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.

(10) 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.

(11) TRANSFER OF ERVEN

Erf 3863 shall, at the cost of the township owner, be transferred to the Pomona Extension 246 Property Owners Association prior to or simultaneously with the first transfer of any Erf.

(12) FORMULATION AND DUTIES OF THE PROPERTY / HOME OWNERS ASSOCIATION

- (i) The township owner shall properly and legally constitute a Home Owner's Association (a company established in terms of Section 1(1) of Schedule 1 of the Companies Act. Act 71 of 2008, prior to or simultaneously with the sale of the first erf in the township. The Home Owner's Association will govern Pomona Extensions 246 and 248.
- (ii) The memorandum of association of the Non-Profit Company, or a universitas personarum, shall provide that:
 - (a) each and every owner of an erf in the township shall become a member of the Home Owner's Association upon transfer to him of that erf;
 - (b) the Home Owners Association shall have full responsibility for the functioning and proper maintenance of the portion for roadway purposes and the engineering services contained thereon. The local authority shall not be liable for the defectiveness of the surfacing of the roadway and / or any essential services;
 - (c) the Home Owner's Association must be incorporated with the legal power to levy from each and every member of the Home Owner's Association the costs incurred in fulfilling its function and to have legal recourse to recover such fees in the event of a default in payment by any member; and
 - (d) the construction and maintenance of the roadway portion shall be the responsibility of the township owner until transfer of that portion of the Home Owner's Association.

B. CONDITIONS OF TITLE

- (1) 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.
 - (a) ERVEN 3828, 3832-3837, 3848, 3856 AND 3860-3863
 - (i) The erf is subject to a servitude, 2m wide, in favour of the Local Authority for water services and other municipal purposes as indicated on the General Plan.
 - (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 and removal of such sewerage mains and other works being made good by the local authority.
 - (b) ERF 3841
 - (i) The erf is subject to a servitude in favour of the Local Authority for the placement of an electrical mini-substation as indicated on the General Plan.
 - (c) ERF 3863
 - (i) The entire erf is subject to a Right-of-way servitude in favour of all owners and occupiers in the township as indicated on the General Plan, and
 - (d) ERF 3863
 - i) The erf is subject to a servitude for municipal services in favour of the Local Authority, as indicated on the General Plan.
 - (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 and removal of such sewerage mains and other works being made good by the local authority.
 - (e) ERVEN 3828 - 3862
 - (i) The erf is entitled to a Right-of-way servitude over Erf 3863 in favour of all owners and occupiers in the township as indicated on the General Plan.
- (2) CONDITIONS OF TITLE IN FAVOUR OF THIRD PARTIES TO BE REGISTERED
 - (1) ERF 3847
 - (i) The erf is subject to a Right-of-way servitude, 1 metre wide, in favour of the Pomona Extension 246 Property Owners Association as indicated on the General Plan.

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
KEMPTON PARK CUSTOMER CARE CENTRE
EKURHULENI TOWN PLANNING SCHEME 2014 : AMENDMENT SCHEME K0587

The City of 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 246 Township.

Amendment Scheme Annexure 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 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 K0587 and shall come into operation on date of publication of this notice.

Dr Imogen Mashazi: City Manager, City of Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston 1400 Notice CP032.2019 [15/3/7/P2x246]

CITY OF 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 City of Ekurhuleni Metropolitan Municipality, Kempton Park Customer Care Centre hereby declares POMONA EXTENSION 248 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 JT GROUP DEVELOPMENTS (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 713 OF THE FARM RIETFONTEIN 31, REGISTRATION DIVISION IR, PROVINCE OF GAUTENG HAS BEEN GRANTED

A. CONDITIONS OF ESTABLISHMENT

- (1) NAME
The name of the township shall be Pomona Extension 248.
- (2) DESIGN
The township shall consist of erven and streets as indicated on General Plan S.G. No. 2659/2018.
- (3) ENDOWMENT
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 R61 240.00 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:

- (a) the following entitlement which will not be passed on the erven in the township:
- A. "The original remaining extent of Portion A of the farm RIETFontein 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 No. 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) 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 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 with the further right of access to the fountain and pipes or furrow for the purposes of up-keep and repair.
- b) the following servitude which do not affects the township due its location:
"By Notarial Deed of servitude No. K4744/2017S dated 04/08/2017, the within mentioned property is subject to a perpetual pipeline servitude, 3 metres wide over the property, the centre line of which servitude is represented by the line AB on annexed diagram SG 2747/2015, in favour of the CITY OF EKURHULENI METROPOLITAN MUNICIPALITY, as will more fully appear on reference to the said Notarial Deed, a copy of whereof is hereunto annexed.
- (5) PRECAUTIONARY MEASURES
The township owner shall at 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.
- (6) ACCESS
Access to the township shall be to the satisfaction of the Department of Roads and Stormwater, as well as the Gauteng Department of Roads and Transport.
- (7) ENGINEERING SERVICES
The applicant shall enter into a Services Agreement with the Local Authority.
- (8) 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.
- (9) 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.
- (10) 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.
- (11) TRANSFER OF ERVEN
Erf 3902 shall, at the cost of the township owner, be transferred to the Pomona Extension 246 Property Owners Association prior to or simultaneously with the first transfer of any Erf.

(12) FORMULATION AND DUTIES OF THE PROPERTY / HOME OWNERS ASSOCIATION

- (i) The township owner shall properly and legally constitute a Home Owner's Association (a company established in terms of Section 1(1) of Schedule 1 of the Companies Act. Act 71 of 2008, prior to or simultaneously with the sale of the first erf in the township. The Home Owner's Association will govern Pomona Extensions 246 and 248.
- (ii) The memorandum of association of the Non-Profit Company, or a universitas personarum, shall provide that:
 - (a) each and every owner of an erf in the township shall become a member of the Home Owner's Association upon transfer to him of that erf;
 - (b) the Home Owners Association shall have full responsibility for the functioning and proper maintenance of the portion for roadway purposes and the engineering services contained thereon. The local authority shall not be liable for the defectiveness of the surfacing of the roadway and / or any essential services;
 - (c) the Home Owner's Association must be incorporated with the legal power to levy from each and every member of the Home Owner's Association the costs incurred in fulfilling its function and to have legal recourse to recover such fees in the event of a default in payment by any member; and
 - (d) the construction and maintenance of the roadway portion shall be the responsibility of the township owner until transfer of that portion of the Home Owner's Association.

B. CONDITIONS OF TITLE

- (1) 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.
 - (a) ERVEN 3864-3875, 3877-3879, 3881-3883, 3885-3888 AND 3902
 - (i) The erf is subject to a servitude, 2m wide, in favour of the Local Authority for water services and other municipal purposes as indicated on the General Plan.
 - (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 and removal of such sewerage mains and other works being made good by the local authority.
 - (b) ERF 3888
 - (i) The erf is subject to a servitude, 2m wide, in favour of the Local Authority for water services and other municipal purposes as indicated by figure j.B.k.m.103.n.p.j on the General Plan.
 - (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 and removal of such sewerage mains and other works being made good by the local authority.

- (c) ERF 3864
 - (i) The erf is subject to a servitude in favour of the Local Authority for the placement of an electrical mini-substation as indicated on the General Plan.
 - (d) ERF 3870
 - (i) The erf is subject to a 3-metre stormwater servitude in favour of the Local Authority as indicated on the General Plan.
 - (e) ERF 3901
 - (i) The Erf is subject to a 2-metre wide servitude in favour of the Local Authority as indicated on the General Plan.
 - (f) ERF 3902
 - (i) The Erf is subject to a 12x12 metre servitude for a cell tower in favour of A to Z Property Investments (Pty)Ltd (Reg. No. 2014/005643/07) as indicated on the General Plan.
 - (ii) The Erf is subject to a servitude of encroachment in favour of Erf 3887.
 - (iii) The entire erf is subject to a Right-of-way servitude in favour of all owners and occupiers in the township as indicated on the General Plan.
 - (g) ERF 3902
 - (i) The Erf is subject to a servitude for municipal services in favour of the local authority, as indicated on the General Plan.
 - (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 and removal of such sewerage mains and other works being made good by the local authority.
 - (h) ERF 3887
 - (i) The erf is entitled to a servitude of encroachment over Erf 3902.
 - (i) ERVEN 3864 - 3901
 - (i) The erf is entitled to a Right-of-way servitude over Erf 3902 in favour of all owners and occupiers in the township as indicated on the General Plan.
- (2) CONDITIONS OF TITLE IN FAVOUR OF THIRD PARTIES TO BE REGISTERED:
- (a) ERF 3900
 - (i) The Erf is subject to a Right-of-way servitude, 1 metre wide, in favour of the Pomona Extension 246 Property Owners Association as indicated on the General Plan.

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
KEMPTON PARK CUSTOMER CARE CENTRE
EKURHULENI TOWN PLANNING SCHEME 2014 : AMENDMENT SCHEME K0589

The City of 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 248 Township.

Amendment Scheme Annexure 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 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 K0589 and shall come into operation on date of publication of this notice.

Dr Imogen Mashazi: City Manager, City of Ekurhuleni Metropolitan Municipality, Private Bag X1069 Germiston 1400 Notice CP033.2019 [15/3/7/P2x248]

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