

**THE PROVINCE OF
GAUTENG**



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DEPARTMENT OF HEALTH

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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 1775 OF 2018**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 217 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 DINGDONG PROPERTIES CC (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 697 (A PORTION OF PORTION 26) 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 217.
- (2) **DESIGN**
The township shall consist of erven and streets as indicated on General Plan S.G. No. 28/2018.
- (3) **DISPOSAL OF EXISTING CONDITIONS OF TITLE**
All erven shall be made subject to existing conditions and servitudes, if any.
- (4) **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.
- (5) **ACCESS**
Access to the township shall be obtained from Middle 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.

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) ERVEN 3815 TO 3818

- (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 3816

- (i) The erf is subject to a Servitude of Right of Way 8,00 metres wide in favour of Erven 3815 as indicated by the figure cefhc on the General Plan.
- (ii) The erf is entitled to a Right of Way servitude 8 metres wide over Erf 3817 as indicated by the figure defgd on the General Plan.

(3) ERF 3817

- (i) The erf is subject to a Servitude of Right of Way 8,00 metres wide in favour of Erf 3815 as indicated by the figure cefhc on the General Plan.
- (ii) The erf is subject to a Servitude of Right of Way 8,00 metres wide in favour of Erf 3816 as indicated by the figure defgd on the General Plan.

(4) ERF 3815

- (i) The erf is entitled to a Right of Way servitude 8 metres wide over Erven 3816 and 3817 as indicated by the figure cefhc on the General Plan.

CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
KEMPTON PARK CUSTOMER CARE CENTRE
EKURHULENI TOWN PLANNING SCHEME 2014 : AMENDMENT SCHEME K0496

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 217 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 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 K0496 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 CP054.2018 [15/37/P2x217]

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