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**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

# **Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant**

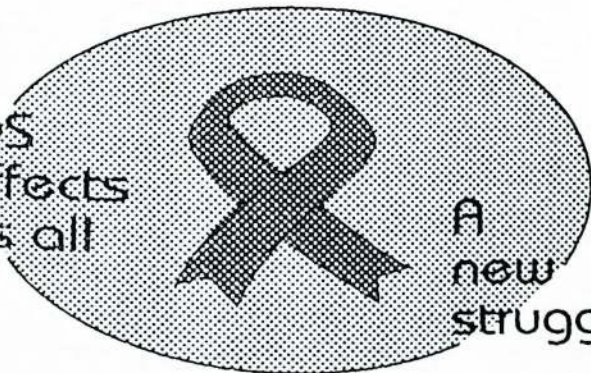
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PRETORIA, 4 JULY 2006  
JULIE

**No. 240**

**We all have the power to prevent AIDS**

AIDS  
affects  
us all



A  
new  
struggle

**Prevention is the cure**

**AIDS  
HELPLINE**

**0800 012 322**

DEPARTMENT OF HEALTH



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**CONTENTS • INHOUD**

No.		Page No.	Gazette No.
LOCAL AUTHORITY NOTICES			
1817	Town-planning and Townships Ordinance (15/1986): Ekurhuleni Metropolitan Municipality Declaration as an approved township: Pomona Extension 42 .....	3	240
1818	do.: do.: Amendment Scheme 1401 .....	5	240



# **LOCAL AUTHORITY NOTICES**

## **LOCAL AUTHORITY NOTICE 1817**

LOCAL AUTHORITY NOTICE 41/2006  
EKURHULENI METROPOLITAN MUNICIPALITY  
(KEMPTON PARK CUSTOMER CARE CENTRE)  
DECLARATION AS AN APPROVED TOWNSHIP

In terms of Section 103(1) 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 42 township to be an approved township subject to the conditions set out in the Schedule hereto.

CONDITIONS UNDER WHICH THE APPLICATION MADE BY PHOENIX VALLEY INVESTMENTS 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 251 (A PORTION OF PORTION 15) OF THE FARM RIETFONTEIN 31 I.R., HAS BEEN GRANTED

### 1. CONDITIONS OF ESTABLISHMENT

#### 1.1 NAME

The name of the township shall be Pomona Extension 42.

#### 1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan LG No 9486/2004.

#### 1.3 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, except the following condition that does not effect the erven in the township:

The original remaining extent of Portion A of the said farm "Rietfontein" no. 18 District Benoni, measuring as such 1205,8671 hectares (comprising 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 no3159/1919 and the remaining extent measuring as such 236,6626 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 a furrow is lead to the Windmill and the right to lead the water aforesaid by means of pipes of a water furrow on the said original remaining extent of Portion A, 1205,8671 measuring as such (now comprised as aforesaid) with the further right of access to the fountain and pipes of furrow for the purpose of up-keep and repair.

#### 1.4 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 R33 000,00 (Thirty Three Thousand) to the local authority. This money can be used for the purposes of upgrading any parks.

#### 1.5 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;

(ii) trenches and excavations for foundations, pipes, cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150mm, and compacted until the density of the surrounding material is obtained; and



- (iii) the recommendations as laid down in the geological report/soil report of the township are complied with and, when required, engineer certificates for the foundations of the structures are submitted.

#### 1.6 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.

#### 1.7 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 and planned 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.

#### 1.8 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.

#### 1.9 REPOSITIONING OF SERVICES

If, by reason of the establishment of the township, it should become necessary to reposition any existing services of ESCOM, Telkom or the local authority, the cost thereof shall be borne by the township owners.

#### 1.10 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 Metropolitan Municipality, free of cost, who shall maintain these networks.

### 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.

#### 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, 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.



## **LOCAL AUTHORITY NOTICE 1818**

**LOCAL AUTHORITY NOTICE 42/2006  
EKURHULENI METROPOLITAN MUNICIPALITY  
(KEMPTON PARK CUSTOMER CARE CENTRE)  
KEMPTON PARK TOWN PLANNING SCHEME 1987: AMENDMENT SCHEME 1401**

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 42 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 Development Planning and Local Government, Gauteng Provincial Government, Johannesburg, as well as the Manager, Development Planning, Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre), 5<sup>th</sup> Floor, Civic Centre, c/o C R Swart Drive and Pretoria Road, Kempton Park.

This amendment is known as Kempton Park Amendment Scheme 1401.

Acting Head, Kempton Park Service Delivery Centre, c/o C R Swart Avenue and Pretoria Road, (P O Box 13),  
Kempton Park, 1620

