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GAUTENG**



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IMPORTANT

Information

from Government Printing Works

Dear Valued Customers,

Government Printing Works has implemented rules for completing and submitting the electronic Adobe Forms when you, the customer, submits your notice request.

Please take note of these guidelines when completing your form.



GPW Business Rules

1. No hand written notices will be accepted for processing, this includes Adobe forms which have been completed by hand.
2. Notices can only be submitted in Adobe electronic form format to the email submission address submit.egazette@gpw.gov.za. This means that any notice submissions not on an Adobe electronic form that are submitted to this mailbox will be **rejected**. National or Provincial gazette notices, where the Z95 or Z95Prov must be an Adobe form but the notice content (body) will be an attachment.
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You are therefore advised that effective from **Monday, 18 May 2015** should you not comply with our new rules of engagement, all notice requests will be rejected by our new system.

Furthermore, the fax number **012- 748 6030** will also be **discontinued** from this date and customers will only be able to submit notice requests through the email address submit.egazette@gpw.gov.za.

DISCLAIMER:

Government Printing Works reserves the right to apply the 25% discount to all Legal and Liquor notices that comply with the business rules for notice submissions for publication in gazettes.

National, Provincial, Road Carrier Permits and Tender notices will pay the price as published in the Government Gazettes.

For any information, please contact the eGazette Contact Centre on 012-748 6200 or email info.egazette@gpw.gov.za

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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 1727 OF 2015**EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK COSTUMER CARE CENTRE)****EKURHULENI TOWN PLANNING SCHEME, 2014: AMENDMENT SCHEME K0171**

The Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre) hereby, in terms of Section 125(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 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 119 Township.

Map 3 and the scheme clauses of the amendment scheme are available for inspection at all reasonable times at the offices of the Department Development Planning and Local Government, Gauteng Provincial Government, Johannesburg, as well as the Manager: City Planning, 5th floor, Civic Centre, Cnr. CR Swart Drive and Pretoria Road, Kempton Park. This scheme will come into operation on the date of publication of this notice.

This amendment is known as Ekurhuleni Amendment Scheme K0171

**City Manager Khaya Ngema,
Ekurhuleni Metropolitan Municipality, 2nd Floor, Head Office Building, corner Cross and Rose
Streets, Germiston, Private Bag X1069, Germiston, 1400**

Notice No.DP.58.2015

**EKURHULENI METROPOLITAN MUNICIPALITY (KEMPTON PARK COSTUMER 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 119 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 I AND M ENTERPRISES REGISTRATION NUMBER 1987/028760/23 (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF PARTS A AND C OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIP ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 301 (A PORTION OF PORTION 287) OF THE FARM RIETFONTEIN 31 IR, HAS BEEN GRANTED

CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Pomona Extension 119.

(2) DESIGN

The township shall consist of erven and streets as indicated on SG No. 409/2013.

(3) 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 R32 000,00 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 the existing conditions and servitudes, if any, but excluding condition A(1) which will not be passed on to the owners of erven in the township:

The original remaining extent of Portion "A" of the said farm Rietfontein 286, Districts 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 "G" of Portion "A" of the said farm held under certificate of amended title 4882/1924, Portion "E" measuring 17,1306 (seventeen comma one three zero six) hectares, held under deed of transfer 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 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 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 led to the Windmill and the right to lead the water aforesaid by means of pipes or a water furrow on 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 to access to the fountain and pipes or furrow for the purpose of upkeep and repair.

(5) 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.

(6) ACCESS

- (i) Access to the township shall be obtained from Vlei Avenue.
- (ii) No ingress from Road K155 to the township and no egress to Road K155 from the township shall be allowed.

(7) 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).
- (iii) The Section 21 company, will be responsible for the maintenance of the internal private roads (including storm water) and the internal street lights (including electrical power usage).

(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 STORM WATER

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 or diverted from 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 3596 shall, at the cost of the township owner, be transferred to the home owners association to be established for the township as envisaged in 1(4) above prior to or simultaneously with the first transfer of any Erf.

CONDITIONS OF TITLE

All erven shall be subjected to the following conditions, imposed by the local authority in terms of provisions of the Town planning and Townships Ordinance, 1986.

(1) **ERVEN 3582 TO 3595**

- (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 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 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.
- (iv) Entitled to a servitude of right-of-way over Erf 3596 in favour of all owners and occupiers of Erven 3582 to 3595, as indicated on the General Plan, to guarantee access to a public road to all residents as well as for municipal purposes.

(2) **ERF 3596**

- (i) Subject to a servitude for municipal purposes in favour of the local authority, as indicated on general plan to guarantee access to the local authority's personnel and vehicles in order to carry out repair and maintenance work to the water, sewer and electrical networks (excluding street lights) after it has been taken over by the local authority.
- (ii) Subject to a servitude of right-of-way in favour of all owners and occupiers of erven in the township, as indicated on the general plan, to guarantee access to a public road to all the residents as well as for municipal purposes.

(3) FORMULATION AND DUTIES OF THE HOME OWNERS ASSOCIATION

- (i) The township owner shall properly and legally constitute a Home Owner's Association [a company incorporated under Section 21 of the Companies Act, 1973, or a universitas personarum].
- (ii) The memorandum of association of the Section 21 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 Owner's 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 to the Home Owner's Association.

LOCAL AUTHORITY NOTICE 1728 OF 2015**EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK COSTUMER CARE CENTRE)**

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This amendment is known as Ekurhuleni Amendment Scheme K0171

City Manager Khaya Ngema,
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