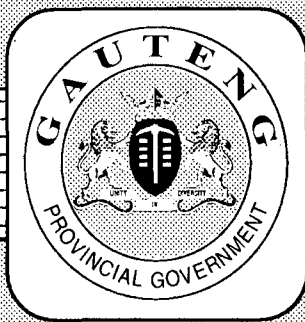


**THE PROVINCE OF
GAUTENG**



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Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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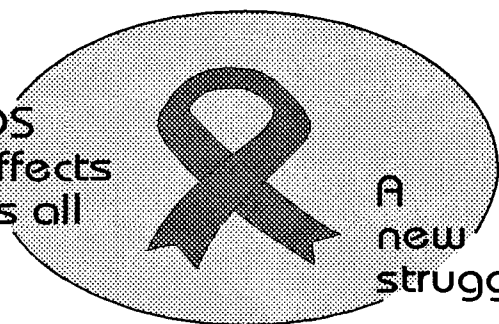
Vol. 9

PRETORIA, 7 NOVEMBER 2003

No. 483

We all have the power to prevent AIDS

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us all



A
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struggle

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2335 OF 2003

**EKURHULENI METRPOLOTAN MUNICIPALITY
(KEMPTON PARK SERVICE DELIVERY 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 Service Delivery Centre hereby declares Pomona Extension 57 township to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY B & E INTERNATIONAL PROPERTIES (PROPRIETARY) LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANTS / TOWNSHIP OWNERS) 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 248 (A PORTION OF PORTION 15) AND PORTION 249 (A PORTION OF PORTION 15) OF THE FARM RIETFONTEIN 31 REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Pomona Extension 57.

(2) DESIGN

The township shall consist of erven as indicated on General Plan S.G. No. 5474/2003.

(3) DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals but excluding the following condition, which does not effect the township area:

The original remaining extent of Portion A of the said 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 T4882/1924, Portion "E" measuring 17,1306 hectares held under Deed of Transfer T3159/1919 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 said Certificate of Amended Title T4882/1924, 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 (now comprised as aforesaid), with the further right of access to the fountain and pipes of furrow for the purpose of upkeep and repair.

(4) 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) 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 same grade of compaction as that of the surrounding material is obtained.
- (iii) the recommendations as laid down in the geological report of the township are complied with and, when required, engineer certificates for the foundations of the structures must be submitted.

(5) 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.

(6) ACCEPTANCE AND DISPOSAL OF STORMWATER

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.

(7) 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.

(8) 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 owner.

(9) 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 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 Townplanning and Townships Ordinance, 1986.

(1) 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.

(2) Erf 1634

- (i) Subject to Notarial Deed Nr. K799/74 dated 26th day of February 1974 in terms whereof the erf is subject to the right in favour of the Republic of South Africa at all times to construct an aquaduct over and the right to enter upon and use an area 1453m² parallel to and extending along the entire length of the eastern boundary of the erf as defined by diagram LG Nr. A 6605/71 as will more fully appear from the said Notarial Deed.

PLAASLIKE BESTUURSKENNISGEWING 2335 VAN 2003

**EKURHULENI METROPOLITAANSE MUNISIPALITEIT
(KEMPTON PARK DIENSLEWERINGSENTRUM)
VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge artikel 103 van die Ordonansie op Dorpsbeplanning an Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Ekurhuleni Metropolitaanse Munisipaliteit, Kempton Park Diensleweringssentrum hiermee die dorp Pomona Uitbreiding 57 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande

Bylae.
BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR B & E INTERNATIONAL PROPERTIES (PROPRIETARY) LIMITED (HIERNA DIE AANSOEKERS/DORPEIENAARS GENOEM) INGEVOLGE DIE BEPALINGS VAN GEDEELTES A EN C VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 248 ('N GEDEELTE VAN GEDEELTE 15) EN GEDEELTE 249 ('N GEDEELTE VAN GEDEELTE 15) VAN DIE PLAAS RIETFONTEIN 31 REGISTRASIE AFDELING I.R., PROVINSIE VAN GAUTENG TOEGESTAAN IS

1. **STIGTINGSVOORWAARDES**

(1) **NAAM**

Die naam van die dorp is Pomona Uitbreiding 57.

(2) **ONTWERP**

Die dorp bestaan uit erwe soos aangedui op Algemene Plan L.G. No. 5474/2003.

(3) **BESKIKING OOR BESTAANDE TITEL VOORWAARDES**

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van die regte op minerale, maar uitgesonderd die volgende:

"The original remaining extent of Portion A of the said 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 T4882/1924, Portion "E" measuring 17,1306 hectares held under Deed of Transfer T3159/1919 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 said Certificate of Amended Title T4882/1924, 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 (now comprised as aforesaid), with the further right of access to the fountain and pipes of furrow for the purpose of upkeep and repair."

(4) **VOORKOMENDE MAATREELS**

Die dorpeienaar moet op eie koste reëlings met die plaaslike bestuur tref om te verseker dat:

- (i) water nie opdam nie, dat die hele oppervlakte van die dorpsgebied behoorlik gedreineer word en dat strate doeltreffend met teer, beton of bitumen geseël word; en
- (ii) slote en uitgrawings vir fondamente, pype, kables, of vir enige ander doeleindes behoorlik met klam grond in lae wat nie dikker as 150mm is nie, opgevul en gekompakteer word totdat dieselfde verdigtingsgraad as wat die omliggende materiaal het, verkry is; en
- (iii) die aanbeveling soos neergelê in die Geologiese Verslag van die dorp nagekom word, en wanneer nodig, Ingenieur Sertifikate indien word vir die fondasies van strukture.

(5) **SLOPING VAN GEBOUE EN STRUKTURE**

Die dorpeienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

(6) **ONTVANGS EN VERSORGING VAN STORMWATER**

Die dorpeienaar moet die stormwaterdreinerings van die dorp so reël dat dit by die bestaande en beplande pad en stormwater infrastruktuur in die omgewing inpas en moet die stormwater wat van die pad afloop of afgelei word, ontvang en hanteer.

(7) **VERWYDERING VAN ROMMEL**

Die dorpeienaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

(8) VERSKUIWING VAN DIENSTE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande dienste van ESCOM, Telkom of die plaaslike bestuur te skuif of te vervang moet die koste daarvan deur die dorpeiaar gedra word.

(9) INGENIEURSDIENSTE

- (i) Die dorpeiaar is verantwoordelik vir die installering en voorsiening van interne ingenieursdienste.
- (ii) Sodra water, riool en elektriese netwerke geïnstalleer is, sal sodanige netwerke verniet na die Munisipaliteit oorgedra word, wie hierdie netwerke in stand sal hou.

2. TITLE VOORWAARDES

Alle erwe is onderworpe aan die volgende voorwaardes soos aangedui deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en D9orpe, 1986.

(1) Alle erwe

- (i) Die erf is onderworpe aan 'n serwituut, 2m breed, ten gunste van die plaaslike bestuur, vir riolerings- en ander munisipale doeleindes, langs enige twee grense, uitgesonderd 'n straatgrens en in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 2m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met die verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (ii) Geen gebou of ander strukture mag binne die voormelde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2m daarvan geplant word nie.
- (iii) Die plaaslike bestuur is geregtig om enige material wat deur hom uitgegrawe word tydens die aanlê, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke wat hy volgens goeie dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voormelde serwituut grens en voorts sal die plaaslike bestuur geregtig wees tot redelike toegang tot genoemde grond vir voormelde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleiding en ander werke veroorsaak word.

(2) Erf 1634

- (i) Onderworpe aan: "Notarial Deed Nr. K799/74 dated 26th day of February 1974 in terms whereof the erf is subject to the right in favour of the Republic of South Africa at all times to construct an aquaduct over and the right to enter upon and use an area 1453m² parallel to and extending along the entire length of the eastern boundary of the erf as defined by diagram LG Nr. A 6605/71 as will more fully appear from the said Notarial Deed."

LOCAL AUTHORITY NOTICE 2336 OF 2003**EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK SERVICE DELIVERY CENTRE)
KEMPTON PARK TOWN PLANNING SCHEME 1987: AMENDMENT SCHEME 1262**

The Ekurhuleni Metropolitan Municipality (Kempton Park Service Delivery Centre) hereby, in terms of the provisions 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 Kempton Park Town Planning Scheme, 1987, comprising the same land as included in the township of Pomona Extension 57 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 Municipal Manager, Ekurhuleni Metropolitan Municipality (Kempton Park Service Delivery Centre), Room B301, 3rd Level, Civic Centre, c/o CR Swart Drive and Pretoria Road, Kempton Park.

This amendment scheme is known as Kempton Park Amendment Scheme 1262.

PM Maseko, City Manager, Ekurhuleni Metropolitan Municipality, 2nd floor, EGSC Building, corner Cross and Rose Street, Germiston, Private Bag X1069, Germiston, 1400.

PLAASLIKE BESTUURSKENNISGEWING 2336 VAN 2003**EKURHULENI METROPOLITAANSE MUNISIPALITEIT
(KEMPTON PARK DIENSLEWERINGSSENTRUM)
KEMPTON PARK DORPSBEPLANNINGSKEMA 1987: WYSIGINGSKEMA 1262**

Die Ekurhuleni Metropolitaanse Munisipaliteit (Kempton Park Diensleweringssentrum) verklaar hiermee, ingevolge die bepalings van artikel 125(1) van die Ordonansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), dat dit 'n wysigingskema, synde 'n wysiging van die Kempton Park Dorpsbeplanningskema, 1987, wat uit dieselfde grond as Pomona Extension 57 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou by die kantoor van die Hoof van Departement, Departement Ontwikkelingsbeplanning en Plaaslike Regering, Gauteng Provinsiale Regering, Johannesburg en by die Munisipale Bestuurder, Ekurhuleni Metropolitaanse Munisipaliteit (Kempton Park Diensleweringssentrum), Kamer B301, 3de Vloer, Burgersentrum, h/v CR Swartrylaan en Pretoriaweg, Kempton Park.

Hierdie wysiging staan bekend as Kempton Park Wysigingskema 1262.

PM Maseko, Stadsbestuurder, Ekurhuleni Metropolitaanse Munisipaliteit, 2de Vloer, EGSC Gebou, hoek van Cross en Rosestraat, Germiston, Privaatsak X1069, Germiston, 1400.

