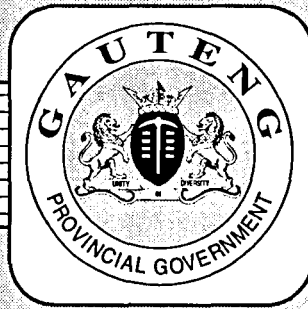


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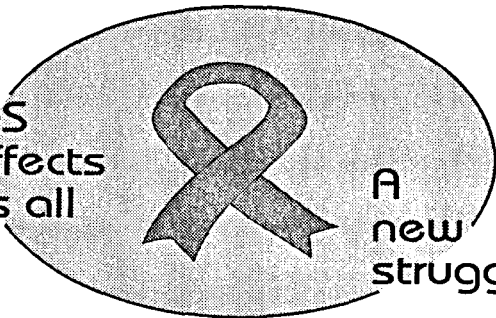
Vol. 10

PRETORIA, 4 JUNE 2004
JUNIE

No. 213

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1017

EKURHULENI METROPOLITAN MUNICIPALITY

KEMPTON PARK SERVICE DELIVERY CENTRE

DECLARATION AS 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 Service Delivery Centre) hereby declares Pomona Extension 50 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 E.W.C. CONSULTANTS CC (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 260 (A PORTION OF PORTION 255) OF THE FARM RIETFONTEIN NR. 31 (REGISTRATION DIVISION IR, PROVINCE OF GAUTENG) HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Pomona Extension 50.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 8381/2003.

2.3 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 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. 31, Registration Division I.R., 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 no 3159/1919 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 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 up-keep repair.

2.4 ACCESS

No ingress from Road P157-2 to the township and no egress to Road P157-2 from the township shall be allowed.

2.5 ACCEPTANCE AND DISPOSAL OF STORM WATER

The township owners 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.

2.6 PRECAUTIONARY MEASURES

(a) The township owners 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 report of the township are complied with and when required engineer certificates for the foundations of the structures are submitted.

2.8 DEMOLITION OF BUILDINGS AND STRUCTURES

The township owners 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.

2.9 REMOVAL OF LITTER

The township owners 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.

2.10 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.

3. CONDITIONS OF TITLE

3.1 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) 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 other boundary 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.

for HEAD : KEMPTON PARK SERVICE DELIVERY CENTRE : Civic Centre, cor C R Swart Drive and Pretoria Road, (P O Box 13), KEMPTON PARK
 2004
 NOTICE .../2004 [.....]

LOCAL AUTHORITY NOTICE 1018

EKURHULENI METROPOLITAN MUNICIPALITY

KEMPTON PARK SERVICE DELIVERY CENTRE

KEMPTON PARK AMENDMENT SCHEME 1300

The Ekurhuleni Metropolitan Municipality (Kempton Park Service Delivery Centre) hereby gives notice in terms of section 125(1) of the Town-planning and Townships Ordinance, 1986, declares that it has approved an amendment scheme, being an amendment of Kempton Park Town Planning Scheme, 1987, comprising the same land as included in the township of Pomona Extension 50 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, Room B301, 3rd Level, Civil Centre, c/o C R Swart Drive and Pretoria Road, Kempton Park, Ekurhuleni Metropolitan Municipality (Kempton Park Service Delivery Centre).

This amendment scheme is known as Kempton Park Amendment Scheme 1300.

for HEAD : KEMPTON PARK SERVICE DELIVERY CENTRE : Civic Centre, cor C R Swart Drive and Pretoria Road, (P O Box 13), KEMPTON PARK
 Date : 2004
 NOTICE /2004

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