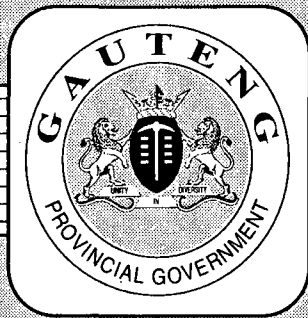


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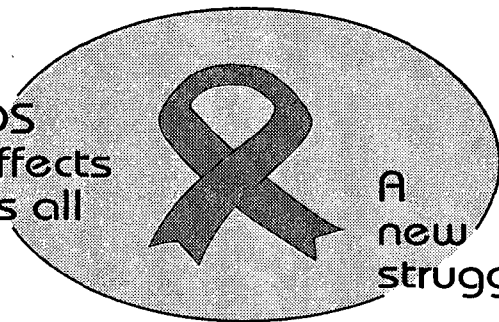
Vol. 10

PRETORIA, 23 JANUARY 2004
JANUARIE 2004

No. 26

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 102

EKURHULENI METROPOLITAN 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 56 Township to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY LOQUAT INVESTMENTS 498 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 261 (A PORTION OF PORTION 15) OF THE FARM RIETFONTEIN 31, REGISTRATION DIVISION I.R. HAS BEEN GRANTED

A. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Pomona Extension 56.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 8867/2003.

(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 R30 000 (Thirty Thousand Rand) 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 existing conditions and servitudes, if any, including the reservation of rights to minerals, but excluding the following condition which will not be passed on to the owners of erven in the township:

"The original Remaining Extent of Portion A of the 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 17,1308 hectares, held under Deed of Transfer No. 3159/1919, and the Remaining Extent measuring as such 238,6626 hectares held under Deed of Transfer No. 3708/17 of which the aforesaid Holding as a portion, is entitled to one half of the water coming out of the fountain (running from three sources) situate 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 figure, a, F, b, G, E, o, p, u, t, Q, 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 comprising as aforesaid), with the further right of access to the fountain and pipes or furrow for the purposes of upkeep and repair."

(5) ACCESS

No ingress from Stanley Road to the township and no egress to Stanley Road from the township shall be allowed.

(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).

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

(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) 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.

(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.

(10) 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 off or diverted from the roads to be received and disposed of.

(11) TRANSFER OF ERVEN

Erf 1679 shall, at the cost of the township owner, be transferred to Pomona Extension 56 Home Owners Association prior to or simultaneously with the first transfer of any erf.

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 1638 to 1678

(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.
- (iv) Every owner of the erf, or of any subdivided portion thereof, or any person who has an interest therein shall become and shall remain a Member of the Home Owners' Association and be subject to its constitution until he/she ceases to be an owner of aforesaid. Neither the erf nor any subdivided portion thereof nor any interest therein shall be transferred to any person who has not bound himself/herself to the satisfaction of such Association to become a Member of the Home Owners' Association.
- (v) The owner of the erf or any subdivided portion thereof, or any person who has an interest therein, shall not be entitled to transfer the erf or any subdivided portion thereof or any interest therein without the Clearance Certificate from the Home Owners' Association that the provisions of the Articles of Association of the Home Owners' Association have been complied with.
- (vi) The term "Home Owners' Association" in the aforesaid conditions of Title shall mean Pomona Extension 56 Home Owners Association (an Association incorporated in terms of Section 21 of the Companies Act, 1973 (Act No. 61 of 1973) as amended).

(2) ERF 1679

- (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.
- (iv) Subject to a servitude for municipal purposes in favour of the local authority, as indicated on the 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 they have been taken over by the local authority.

- (v) Subject to a right-of-way servitude in favour of all the other erven in the township, as indicated on the general plan, to guarantee access to a public road to all the residents.

Acting Head, Kempton Park Service Delivery Centre
Civic Centre, c/o CR Swart Drive and Pretoria Road, (PO Box 13), Kempton Park, 1620

PLAASLIKE BESTUURSKENNISGEWING 102

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

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Ekurhuleni Metropolitaanse Munisipaliteit (Kempton Park Diensleweringssentrum) hierby die dorp Pomona Uitbreiding 56 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR LOQUAT INVESTMENTS 498 BK (HIERNA DIE AANSOEKDOENER/DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN GEDEELTES A EN C VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE No. 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 261 ('N GEDEELTE VAN GEDEELTE 15) VAN DIE PLAAS RIETFONTEIN 31, REGISTRASIE AFDELING I.R., TOEGESTAAN IS

A. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is Pomona Uitbreiding 56.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 8867/2003.

(3) BEGIFTIGING

Betaalbaar aan die plaaslike bestuur:

Die dorpseienaar sal in terme van Artikel 81, sowel as Artikel 98(2) en (3) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 'n lomsom begiftiging van R30 000 (Dertigduisend Rand) aan die plaaslike bestuur betaal.

Die geld kan gebruik word vir die opgradering van enige parke.

(4) BESIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesluit die volgende voorwaarde wat nie aan eienaars van erwe in die dorp oorgedra word nie:

"The original Remaining Extent of Portion A of the 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. 4882/1'924, 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 as a portion, is entitled to one half of the water coming out of the fountain (running from three sources) situate 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 figure, a, F,b,G,E,o,p,u,t,Q, 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 comprising as aforesaid), with the further right of access to the fountain and pipes or furrow for the purposes of upkeep and repair."

(5) TOEGANG

Geen ingang vanaf Stanleyweg na die dorp en geen uitgang na Stanleyweg vanaf die dorp sal toegelaat word nie.

(6) INGENIEURSDIENSTE

(ii) Die applikant sal verantwoordelik wees vir installering en voorsiening van interne ingenieursdienste.

(ii) Wanneer water, riool en elektriese netwerke geïnstalleer is sal dit vry van koste aan die plaaslike bestuur oorgedra word, wie sodanige netwerke sal onderhou (uitgesluit interne straatligte).

(iii) Die Artikel 21 maatskappy sal verantwoordelik wees vir die onderhoud van die interne paaie (ingesluit stormwater) en die interne straatligte (ingesluit elektriese kragverbruik).

(7) SLOPING VAN GEBOUE

Die dorpseienaar 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.

(8) VOORKOMENDE MAATREELS

Die dorpseienaar moet op eie koste reëlings met die plaaslike bestuur tref om te verseker dat die aanbevelings soos neergelê in die geologiese verslag van die dorp nagekom word en wanneer vereis, 'n ingenieursertifikaat vir die fondasies van die strukture indien.

(9) VERWYDERING VAN ROMMEL

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

(10) ONTVANG EN WEGDOEN VAN STORMWATER

Die dorpseienaar sal voorsorg tref vir die dreinerings van die dorp om in te pas by die bestaande pad en stormwater infrastruktuur in die omgewing en vir die ontvangs en wegdoen van alle stormwater wegloop of afloop vanaf paaie.

(11) OORDRAG VAN ERWE

Erf 1679 sal op koste van die dorpseienaar aan die Pomona Uitbreiding 56 Huiseienaarsvereniging oorgedra word voor of gelyktydig met die oordrag van die eerste erf.

B. TITELVOORWAARDES

Alle erwe is onderworpe aan die volgende voorwaardes soos aangedui deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1988.

(1) ERWE 1638 to 1678

- (i) Die erf is onderworpe aan 'n serwituut, 2m breed, vir riolerings- en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, 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 dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (ii) Geen geboue of ander struktuur mag binne die voornoemde 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 materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke wat hy volgens goëddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts sal die plaaslike bestuur geregtig wees tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleiding en ander werke veroorsaak word.
- (iv) Die eienaar van 'n erf of enige onderverdeling of enige persoon wat 'n belang in 'n erf het, sal 'n lid word en bly van die Huiselenaars Vereniging, onderworpe aan die konstitusie daargestel, totdat so 'n persoon ophou om 'n eienaar te wees. Die erf of enige gedeelte daarvan sal nie oorgedra word aan enige persoon wat nie hom/haarself, ten genoë van die Vereniging, verbind tot 'n Lid van die Huiselenaars Vereniging nie.
- (v) Die eienaar van 'n erf of enige onderverdeling daarvan, of enige persoon wat 'n belang in die erf het, sal nie geregtig wees om die erf of enige onderverdeling daarvan of enige belang daarin, oor te dra sonder 'n Uitklaringsertifikaat van die Huiselenaars Vereniging dat die voorwaardes van die Artikels van Vereniging van die Huiselenaars Vereniging, nagekom is nie.
- (vi) In die voornoemde voorwaardes van die Titel sal die term "Huiselenaars Vereniging" beteken, die huiselenaars vereniging van Pomona Uitbreiding 56 ('n Vereniging soos ingelyf in terme van Artikel 21 van die Maatskappye Wet, 1973 (Wet 61 van 1973) soos gewysig.

(2) ERF 1679

- (i) Die erf is onderworpe aan 'n serwituut, 2m breed, vir riolerings- en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, 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 dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (ii) Geen geboue of ander struktuur mag binne die voornoemde 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 materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke wat hy volgens goëddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts sal die plaaslike bestuur geregtig wees tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleiding en ander werke veroorsaak word.
- (iv) Onderworpe aan 'n serwituut vir munisipale doeleindes ten gunste van die plaaslike bestuur soos op die algemene plan aangedui om toegang vir alle plaaslike bestuur personeellede en voertuie te verseker om herstel aan of instandhouding van die water, riool en elektriese netwerke (uitgesluit straatligte) te doen nadat dit deur die plaaslike bestuur oorgeneem is.
- (v) Onderworpe aan 'n Reg van Weg serwituut ten gunste van al die ander erwe in die dorp soos op die algemene plan aangedui oor die hele erf om toegang te verseker vir al die inwoners tot 'n publieke pad.

Waarnemende Hoof, Kempton Park Diensleweringssentrum
 Burgersentrum, h/v CR Swart Rylaan en Pretoriaweg, (Posbus 13), Kempton Park, 1620

LOCAL AUTHORITY NOTICE 103

EKURHULENI METROPOLITAN MUNICIPALITY
 (KEMPTON PARK SERVICE DELIVERY CENTRE)

KEMPTON PARK TOWN PLANNING SCHEME 1987: AMENDMENT SCHEME 1291

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 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 56 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, Civic Centre, c/o C R Swart Drive and Pretoria Road, Kempton Park, Ekurhuleni Metropolitan Municipality (Kempton Park Service Delivery Centre).

This amendment is known as Kempton Park Amendment Scheme 1291.

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

PLAASLIKE BESTUURSKENNISGEWING 103

EKURHULENI METROPOLITAANSE MUNISIPALITEIT
 (KEMPTON PARK DIENSLEWERINGSSENTRUM)

KEMPTON PARK DORPSBEPLANNINGSKEMA 1987: WYSIGINGSKEMA 1291

Die Ekurhuleni Metropolitaanse Munisipaliteit (Kempton Park Diensleweringssentrum) verklaar hierby, ingevolge die bepalings van Artikel 125(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat dit 'n wysigingskema, synde 'n wysiging van die Kempton Park

Dorpsbeplanningskema, 1987, wat uit dieselfde grond as die dorp Pomona Uitbreiding 56 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 Regerings, Gauteng Provinsiale Regering, Johannesburg en by die Munisipale Bestuurder, Kamer B301, 3de Vlak, Burgersentrum, h/v C R Swartrylaan en Pretoriaweg, Kempton Park, Ekurhuleni Metropolitaanse Munisipaliteit (Kempton Park Diensleweringentrum).

Hierdie wysiging staan bekend as Kempton Park Wysigingskema 1291.

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

GS193/rs

IMPORTANT NOTICE

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Mrs S. M. Milanzi Tel.: (012) 334-4734
Mrs J. Wehmeyer Tel.: (012) 334-4753
Fax.: (012) 323-9574

This phase-in period is to commence from **November 2001** (suggest date of advert) and notice comes into operation as from **2 January 2002**.

Subscribers and all other stakeholders are advised to send their advertisements directly to the **Government Printing Works**, two weeks before the 2nd January 2002.

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HENNIE MALAN

Director: Financial Management
Office of the Premier (Gauteng)

