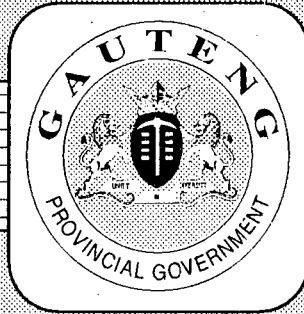


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

Selling price • Verkoopprys: **R2,50**
Other countries • Buitelands: **R3,25**

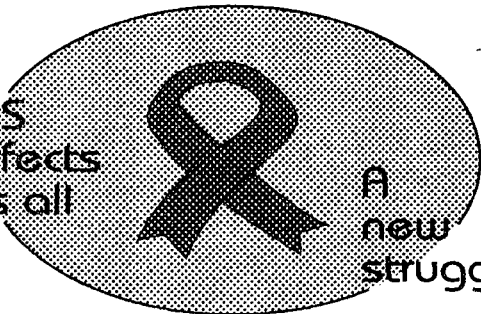
Vol. 11

PRETORIA, 9 MARCH
MAART 2005

No. 100

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



9771682452005

05100

CONTENTS • INHOUD

<i>No.</i>	<i>Page No.</i>	<i>Gazette No.</i>
GENERAL NOTICES • ALGEMENE KENNISGEWINGS		
503 Town-planning and Townships Ordinance (15/1986): Ekurhuleni Metropolitan Municipality: Declaration as an approved township: Pomona Extension 60	3	100
504 do.: do.: Kempton Park Amendment Scheme 1382	6	100

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 503

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 60 Township to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY PROPERTY HUNT (PROPRIETARY) LIMITED (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 312 (A PORTION OF PORTION 307) OF THE FARM RIETFONTEIN NO. 31, REGISTRATION DIVISION I.R., PROVINCE OF GAUTENG, HAS BEEN GRANTED.

A. CONDITIONS OF ESTABLISHMENT

- (1) **NAME**
The name of the township shall be Pomona Extension 60.
- (2) **DESIGN**
The township shall consist of erven and streets as indicated on General Plan S.G. No. 9176/2004.
- (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 (Thirty Two 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 servitude's, 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 Benonia, 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) 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 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 or furrow for the purpose of upkeep and repair."

- (5) **ACCESS**
Access to the township shall be obtained from Bon Cretion Road.
- (6) **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.
- (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 owner is responsible for all internal services (water and sewer).
(iv) The private road and storm water infrastructure will not be taken over by the Council and the maintenance thereof will remain the responsibility of the Home owners' Association/Developer.
(v) 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).
- (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) **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 150 mm, 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.
- (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) **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.

(12) TRANSFER OF ERVEN

Erf 1759 shall, at the cost of the township owner, be transferred to Pomona Extension 60 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 1713 to 1758

- (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 1759

- (i) 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.
- (ii) 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.

(3) ERVEN 1735 TO 1738

Subject to a servitude of 3 metres wide in favour of the local authority for municipal purposes as indicated on General Plan S.G. No. 9176/2004.

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

LOCAL AUTHORITY NOTICE 504**EKURHULENI METROPOLITAN MUNICIPALITY
(KEMPTON PARK SERVICE DELIVERY CENTRE)****KEMPTON PARK TOWN PLANNING SCHEME 1987: AMENDMENT SCHEME 1382**

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 60 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 1382.

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

PLAASLIKE BESTUURSKENNISGEWING 504**EKURHULENI METROPOLITAANSE MUNISIPALITEIT
(KEMPTON PARK DIENSLEWERINGSENTRUM)****KEMPTON PARK DORPSBEPLANNINGSKEMA 1987: WYSIGINGSKEMA 1382**

Die Ekurhuleni Metropolitaanse Munisipaliteit (Kempton Park Diensleweringsentrum) 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 60 dorp 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 Diensleweringsentrum).

Hierdie wysiging staan bekend as Kempton Park Wysigingskema 1382.

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

HS204/rs

IMPORTANT NOTICE

The
Gauteng Provincial Gazette Function
 will be transferred to the
Government Printer in Pretoria
 as from 2nd January 2002

NEW PARTICULARS ARE AS FOLLOWS:

Physical address:

Government Printing Works
 149 Bosman Street
 Pretoria

Postal address:

Private Bag X85
 Pretoria
 0001

New contact persons: Awie van Zyl Tel.: (012) 334-4523
 Mrs H. Wolmarans Tel.: (012) 334-4591

Fax number: (012) 323-8805

E-mail address: awvanzyl@print.pwv.gov.za

Contact persons for subscribers:

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.

*In future, adverts have to be paid in advance
 before being published in the Gazette.*

HENNIE MALAN

Director: Financial Management
 Office of the Premier (Gauteng)

