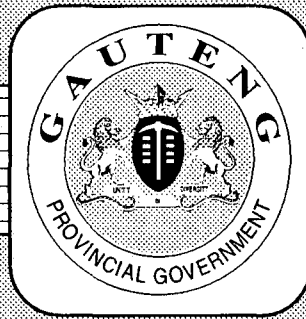


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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

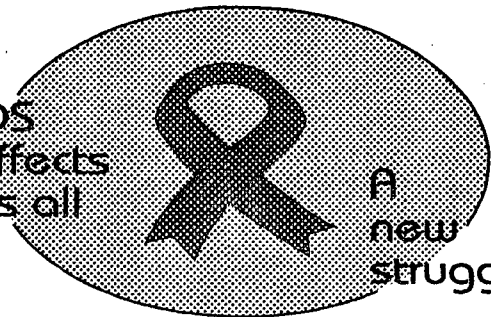
Vol. 11

PRETORIA, 03 MAY
MEI 2005

No. 183

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



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THE GOVERNMENT PRINTING WORKS

PUBLICATIONS DIVISION

NB: The Publications Division of the Government Printing Works will be relocating to its new premises within the:

**MASADA BUILDING at 196 PROES STREET, PRETORIA
(i.e. CORNER OF PAUL KRUGER AND PROES STREETS)
with effect from 3 May 2005.**

For enquiries and information:

Mr M Z Montjane
Tel: (012) 334-4653
Cell: 083 640 6121

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 910

LOCAL AUTHORITY NOTICE 20/2005 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 54 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 & M ENTERPRISES CC, 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 TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 316 OF THE FARM RIETFONTEIN 31-IR, REGISTRATION DIVISION IR, PROVINCE OF GAUTENG HAS BEEN GRANTED.

1.. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Pomona Extension 54.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No. 10406/2004.

(3) ENDOWMENT

Payable to the local authority:

The township owner shall, in terms of the provisions of Section 81, as well as Section 98(2) and (3) of the Town Planning and Townships Ordinance, 1986 pay a lump sum endowment of R20 200-00 (Twenty Thousand Two Hundred Rand) to the local authority.

This money can be used for the purposes of upgrading any parks.

(4) DISPOSING OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any.

(5) 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).

(6) 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.

(7) 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.

(8) 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.

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

(10) TRANSFER OF ERVEN

Erf 1840 shall, at the cost of the township owner, be transferred to Pomona Extension 54 Home Owners Association prior to or simultaneously with the first transfer of any erf.

3. 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 1810 TO 1839

- (i) The erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal services, along any two boundaries other than a street boundary and in 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 construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

(2) ERF 1840

- (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.

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

LOCAL AUTHORITY NOTICE 911

LOCAL AUTHORITY NOTICE 21/2005

EKURHULENI METROPOLITAN MUNICIPALITY (KEMPTON PARK SERVICE DELIVERY CENTRE)

KEMPTON PARK TOWN PLANNING SCHEME 1987: AMENDMENT SCHEME 1403

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 54 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 C. R. Swart Drive and Pretoria Road, Kempton Park.

This amendment is known as Kempton Park Amendment Scheme 1403.

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

LOCAL AUTHORITY NOTICE 912**LOCAL AUTHORITY NOTICE 22/2005
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 54 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 & M ENTERPRISES CC, 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 TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON THE REMAINDER OF PORTION 75 (A PORTION OF PORTION 15) OF THE FARM RIETFONTEIN 31-IR, REGISTRATION DIVISION IR, PROVINCE OF GAUTENG HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT**(1) NAME**

The name of the township shall be Pomona Extension 71.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No. 10407/2004.

(3) ENDOWMENT

Payable to the local authority:

The township owner shall, in terms of the provisions of Section 81, as well as Section 98(2) and (3) of the Town Planning and Townships Ordinance, 1986 pay a lump sum endowment of R21 400-00 (Twenty One Thousand Four Hundred Rand) to the local authority.

This money can be used for the purposes of upgrading any parks.

(4) DISPOSING 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.

(5) 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).

(6) **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.

(7) **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.

(8) **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.

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

(10) **TRANSFER OF ERVEN**

Erf 1858 shall, at the cost of the township owner, be transferred to Pomona Extension 71 Home Owners Association prior to or simultaneously with the first transfer of any erf.

3. **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 1841 TO 1857**

- (i) The erf is subject to a servitude, 2m wide, in favour of the local authority, for sewerage and other municipal services, along any two boundaries other than a street boundary and in 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 construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

(2) ERF 1858

- (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.

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

LOCAL AUTHORITY NOTICE 913

LOCAL AUTHORITY NOTICE 23/2005 EKURHULENI METROPOLITAN MUNICIPALITY (KEMPTON PARK SERVICE DELIVERY CENTRE) KEMPTON PARK TOWN PLANNING SCHEME 1987: AMENDMENT SCHEME 1404

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 71 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 C. R. Swart Drive and Pretoria Road, Kempton Park.

This amendment is known as Kempton Park Amendment Scheme 1404.

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