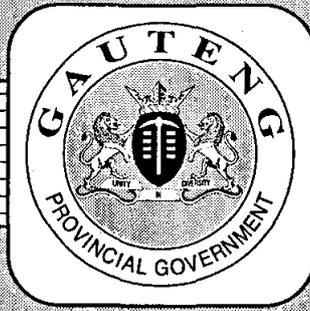


**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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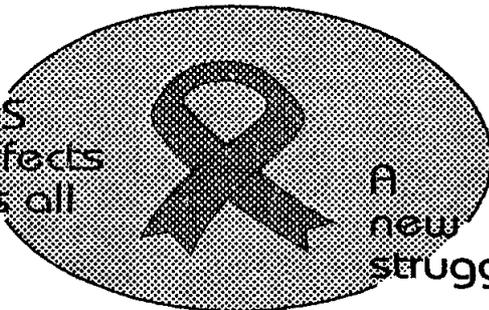
Vol. 11

PRETORIA, 17 NOVEMBER 2005

No. 491

**We all have the power to prevent AIDS**

AIDS  
affects  
us all



A  
new  
struggle

**Prevention is the cure**

**AIDS  
HELPLINE**

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DEPARTMENT OF HEALTH



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## LOCAL AUTHORITY NOTICES

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### LOCAL AUTHORITY NOTICE 2895

#### (KEMPTON PARK CUSTOMER CARE CENTRE) Declaration as an approved Township

In terms of Section 103(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance No 15 of 1986) the Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre) hereby declares Pomona Extension 70 Township, to be an approved township, subject to the conditions as set out in the schedule hereto.

#### SCHEDULE

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY LANTO PROMOTIONS (PTY) LTD (HEREAFTER 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 71 (A PORTION OF PORTION 15) OF THE FARM RIETFONTEIN NO. 31, REGISTRATION DIVISION IR, PROVINCE OF GAUTENG HAS BEEN GRANTED.

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#### A. CONDITIONS OF ESTABLISHMENT.

(1) NAME.

The name of the township shall be Pomona Extension 70.

(2) DESIGN.

The township shall consist of erven and streets as indicated on General Plan SG No. 986/2005.

(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 R48 000.00 (Forty Eight Thousand) to the local authority.

(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 foundation 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 2118 shall, at the cost of the township owner, be transferred to Pomona Extension 70 Home Owners Association prior to or simultaneously with the first transfer of any erf.

**B. CONDITIONS OF TITLE.**

The 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 (Ordinance 15 of 1986)

**(1) ERVEN 1989 TO 2117**

- (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 any 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 2118

- (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, and 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.
- (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 owners and occupiers in the township, as indicated on the general plan, to guarantee access to a public road to all the residents.

## (3) ERF 2022

- (i) The erf is subject to a servitude, 4m wide, in favour of the local authority, for storm water purposes, as indicated on the general plan.

14 September 2005

**P.M. MASEKO**  
**CITY MANAGER, EKURHULENI METROPOLITAN MUNICIPALITY**  
**2<sup>nd</sup> FLOOR, HEAD OFFICE BUILDING**  
**CORNER CROSS & ROSE STREETS**  
**GERMISTON**  
**PRIVATE BAG X1069, GERMISTON, 1400**

NOTICE NO

01020000

**LOCAL AUTHORITY NOTICE 2896****EKURHULENI METROPOLITAN MUNICIPALITY  
(KEMPTON PARK CUSTOMER SERVICE CENTRE)****NOTICE OF KEMPTON PARK AMENDMENT SCHEME NO 1456**

The Ekurhuleni Metropolitan Municipality (Kempton Park Customer Service 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 the Kempton Park Town Planning Scheme, 1/1987, comprising the same land as included in the township of Pomona Extension 70.

Map 3 and scheme clauses of the amendment scheme are available for inspection at all reasonable times at the office of the Head of Department, Department Development Planning and Local Government, Gauteng Provincial Government, Johannesburg as well as the office of the Ekurhuleni Metropolitan Municipality (Kempton Park Customer Service Centre), Civic Centre, cor C R Swart Drive and Pretoria Road, Kempton Park.

This amendment is known as Kempton Park Amendment Scheme No. 1456 and shall come into operation on the date of this publication.

**DATE: 2005/09/14**

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**P.M. MASEKO**  
**CITY MANAGER, EKURHULENI METROPOLITAN MUNICIPALITY**  
**2<sup>nd</sup> FLOOR, HEAD OFFICE BUILDING**  
**CORNER CROSS & ROSE STREETS**  
**GERMISTON**  
**PRIVATE BAG X1069, GERMISTON, 1400**

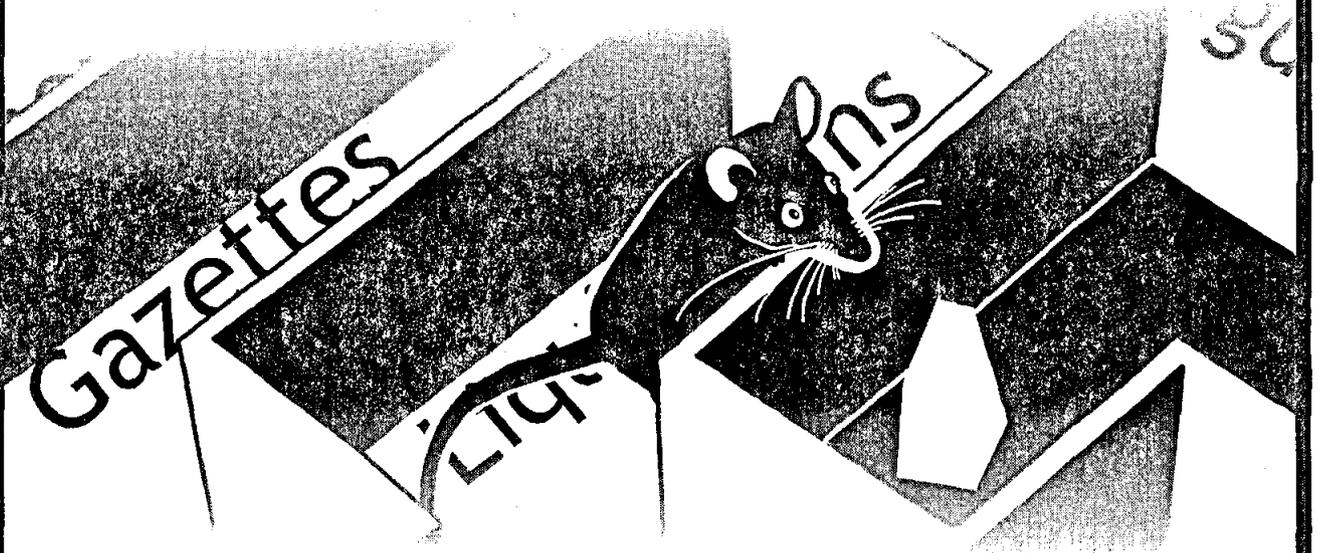
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