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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 736

EKURHULENI METROPOLITAN MUNICIPALITY

KEMPTON PARK CUSTOMER CARE 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 Customer Care Centre) hereby declares Pomona Extension 109 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 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 444 OF THE FARM RIETFontein NO. 31, REGISTRATION DIVISION IR HAS BEEN GRANTED**

#### 1. CONDITIONS OF ESTABLISHMENT

(1) **NAME**

The name of the township shall be Pomona Extension 109.

(2) **DESIGN**

The township shall consist of erven and streets as indicated on General Plan SG No. 9816/2007.

(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 R80 000,00 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.

(5) **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.

(6) **ACCESS**

Access to the township shall be obtained from Main Road.

(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 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) **ACCEPTANCE AND DISPOSAL OF STORMWATER**

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) **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) **TRANSFER OF ERVEN**

- (i) Erven 2465 to 2469 and 2523 shall, at the cost of the township owner, be transferred to Pomona Extension 109 Home Owners Association prior to or simultaneously with the first transfer of any erf.
- (ii) The applicant shall at his own expense cause Erven 2465 to 2469 and Erf 2523 in the township to be consolidated

**2. 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 2422 to 2522**

- (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 structures 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) Entitled to a right-of-way servitude over the entire Erf 2523.

(2) **ERF 2523**

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

## **LOCAL AUTHORITY NOTICE 737**

NOTICE DP 23/2008

EKURHULENI METROPOLITAN MUNICIPALITY

KEMPTON PARK CUSTOMER CARE CENTRE

KEMPTON PARK AMENDMENT SCHEME 1787

The Ekurhuleni Metropolitan Municipality (Kempton Customer Care 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 109 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 of Economic Development, Private Bag X091, Marshalltown, 2107 as well as the Manager, City Development, 5th Level, Civil Centre, c/o C R Swart Drive and Pretoria Road, Kempton Park, Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre).

This amendment scheme is known as Kempton Park Amendment Scheme 1787.

P. FLUSK, City Manager,  
Ekurhuleni Metropolitan Municipality: Private Bag 1069, Germiston, 1400

**LOCAL AUTHORITY NOTICE 738**

NOTICE DP 69/2007

EKURHULENI METROPOLITAN MUNICIPALITY

KEMPTON PARK CUSTOMER CARE 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 Customer Care Centre) hereby declares Pomona Extension 115 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 FRANK LOUIS DANIEL ACKRON (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 415 (A PORTION OF PORTION 15) OF THE FARM RIETFontein NO. 31, REGISTRATION DIVISION IR HAS BEEN GRANTED**

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

The name of the township shall be Pomona Extension 115.

**(2) DESIGN**

The township shall consist of erven and streets as indicated on General Plan SG No. 7925/2007.

**(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 R22 800,00 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, but excluding "Condition 1" which does not affect the township area and the right-of-way servitude in favour of the City Council of Kempton Park as indicated on diagram S.G. No. 7298/74, by Notarial Deed No. K1366/75S which only affects the road.

**(5) 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.

**(6) ACCESS**

Access to the township shall be obtained from Bekker Avenue, Methley Street and Outeniqua Avenue.

**(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 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) **ACCEPTANCE AND DISPOSAL OF STORMWATER**  
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) **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) **TRANSFER OF ERVEN**  
Erven 2953 and 2955 shall, at the cost of the township owner, be transferred to the home owners association to be established for the township as envisaged in 1(3) above prior to or simultaneously with the first transfer of any erf.

## 2. **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 2934 to 2954**
  - 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 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 structures 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) **ERVEN 2934 to 2953**
  - i) Entitled to a right-of-way servitude over the entire Erf 2955.
- (3) **ERF 2955**
  - (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 servitude of right-of-way in favour of all owners and occupiers of Erven 2934 to 2953 in the township, as indicated on the general plan, to guarantee access to a public road to all the residents.

**LOCAL AUTHORITY NOTICE 739****NOTICE DP 70/2007****EKURHULENI METROPOLITAN MUNICIPALITY****KEMPTON PARK CUSTOMER CARE CENTRE****KEMPTON PARK AMENDMENT SCHEME 1745**

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 115 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 Manager, Development Planning, 5th Level, Civil Centre, c/o C R Swart Drive and Pretoria Road, Kempton Park, Ekurhuleni Metropolitan Municipality (Kempton Park Customer Care Centre).

This amendment scheme is known as Kempton Park Amendment Scheme 1745.

P. FLUSK, City Manager, **Ekurhuleni Metropolitan Municipality**: Private Bag 1069, Germiston 1400

NOTICE 70/2007

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