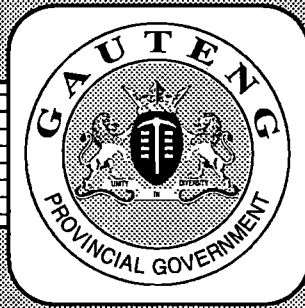


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

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

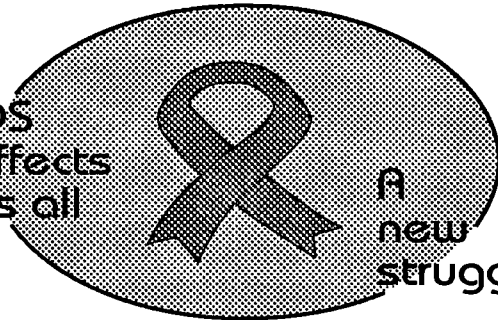
Vol. 8

**PRETORIA, 11 OCTOBER 2002
OKTOBER**

No. 340

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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GENERAL NOTICES

NOTICE 2866 OF 2002

EKURHULENI METROPOLITAN MUNICIPALITY

DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986, the Ekurhuleni Metropolitan Municipality hereby declares Bedfordview Extension 520 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 CONDERE INVESTMENTS 173 CC REGISTRATION NUMBER 2001/024180/23 (HEREINAFTER REFERRED TO AS THE OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986, (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON A PORTION OF PORTION 1212 (A PORTION OF PORTION 1211) OF THE FARM ELANDSFONTEIN 90 IR, GAUTENG PROVINCE, HAS BEEN GRANTED:

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be "Bedfordview Extension 520".

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan SG No 709/2002.

1.3 STREET NAMES

Allen Road is acceptable as it is an existing street name.

1.4 ENDOWMENT

The township owner shall, in terms of the provisions of Section 63 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) and Regulation 43 of the Town Planning and Townships Regulations, pay a contribution to the Council for the provision of land for a park (Open Space).

1.5 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any including the registration of a Right of Way Servitude as indicated on Diagram SG 708/2002 over portion 1212 of the Farm Elandsfontein 90IR, province of Gauteng, by and at the cost of the township owner, prior to the proclamation of the township.

1.6 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 Council.

1.7 DEMOLITION OF BUILDINGS OR STRUCTURES

1.7.1 The township owner shall at his own expense cause all existing buildings and structures situated within the building line reserves, side spaces, road reserves or over the common boundaries to be demolished.

1.7.2 The township owner shall at his own expense draw up and submit acceptable building plans to the Council, for approval in terms of the provisions of the National Building Regulations, for all buildings on the erf, for which no building plans have been approved by the Council. The township owner shall at his own expense alter the buildings to comply with the approved building plans to the satisfaction of the Council.

1.8 ENGINEERING SERVICES

- 1.8.1 The township owner is responsible for making the necessary arrangements for the provision of all engineering services and payment of External Services Contributions in terms of the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).
- 1.8.2 All existing municipal services on the erven within the township shall be protected by means of suitable servitudes to the satisfaction of the Council, registered in favour of the Council, as and when required by the Council, by the owner at his own expense.
- 1.8.3 Allen Road adjacent to Erf 2458 as indicated on the General Plan SG No. 709/2002 shall be transferred to the Council as a public road at no cost to the Council. The construction of the road will be the Council's responsibility.

1.9 FORMATION OF HOMEOWNERS ASSOCIATION

- 1.9.1 The township owner shall at his own expense, properly and legally constitute a Homeowners Association, for the proposed Erven in the township.
- 1.9.2 The construction and maintenance of the roadway and the Right of Way Servitude, shall be the responsibility of the township owner prior to and on transfer of the first Erf in the township.

2 CONDITIONS OF TITLE**2.1 SERVITUDES**

- 2.1.1 All erven are subject to a servitude, 2m wide, in favour of the Council, for sewerage and other municipal purposes, along any two boundaries of the erf other than the street boundary, or right of way servitude, 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 Council, provided that the Council may dispense with any such servitude in writing.
- 2.1.2 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 therefrom.
- 2.1.3 The Council shall be entitled to temporarily deposit 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 Council.

2.2 DUTIES OF THE HOMEOWNERS ASSOCIATION TO BE CONSTITUTED UPON PROCLAMATION OF THE TOWNSHIP

- 2.2.1 Each and every owner of a residential erf in the township, shall become a member of the homeowners association upon transfer of the erf.
- 2.2.2 The Home Owners Association shall be fully responsible for the functioning and proper maintenance of the servitude area for roadway purposes, as well as the essential services (excluding the sewerage reticulation), contained therein, to the satisfaction of the Council.
- 2.2.3 The Homeowners Association shall have the legal power to levy from each and every member of the homeowners association, the cost incurred in fulfilling its functions and shall have legal recourse to recover such fees in the event of a default in payments by any member.

NOTICE 2867 OF 2002**NOTICE OF APPROVAL****BEDFORDVIEW AMENDMENT SCHEME 1080**

The Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance 15 of 1986, declares that it has approved an amendment scheme being an amendment to the Bedfordview Town Planning Scheme 1995, comprising the same land as included in the township of Bedfordview Extension 520.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Executive Director: Development Planning, 2nd Floor, Planning and Development Service Centre, 15 Queen Street Germiston and are open for inspection at all reasonable times.

This amendment is known as Bedfordview Amendment Scheme 1080.

PAUL MASEKO, City Manager

Planning and Development, P O Box 145, Germiston, 1400

KENNISGEWING 2866 VAN 2002**EKURHULENI METROPOLITAANSE MUNISIPALITEIT****VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe 15 van 1986, verklaar die Ekurhuleni Metropolitaanse Munisipaliteit hierby dat die Dorp Bedfordview Uitbreiding 520 tot 'n goedgekeurde dorp verklaar is onderworpe aan die voorwaardes soos in die meegaande Bylae uiteengesit.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR CONDERE INVESTMENTS 173 CC REGISTRASIE NOMMER 2001/024180/23 (HIERNA GENOEM DIE EIENAAR) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP 'N GEDEELTE VAN GEDEELTE 1212 ('N GEDEELTE VAN GEDEELTE 1211) VAN DIE PLAAS ELANDSFONTEIN 901R, GAUTENG PROVINSIE TE STIG, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES**1.1 NAAM**

Die naam van die dorp is "Bedfordview Uitbreiding 520"

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangetoon op Algemene Plan LG No. 709/2002.

1.3 STRAATNAME

Allenweg is aanvaarbaar aangesien dit 'n bestaande straatnaam is.

1.4 BEGIFTIGING

Die dorpseienaar moet ingevolge die bepalings van Artikel 63 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, (Ordinansie 15 van 1986) en Regulasie 43 van die Dorpsbeplanning en Dorpe Regulasies, 'n begiftiging aan die Stadsraad betaal vir grond vir parkdoeleindes (Openbare oopruimte).

1.5 BESIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige, insluitend die registrasie van 'n Reg Van Weg Serwituut soos aangetoon op Diagram LG No. 708/2002 oor Gedeelte 1212 van die Plaas Elandsfontien 90IR, provinsie van Gauteng, deur en ten koste van die dorpseienaar voor die proklamasie van die dorp

1.6 VERWYDERING VAN VULLIS

Die dorpseienaar moet op eie onkoste alle vullis binne die dorpsgebied verwyder of laat verwyder tot die bevrediging van die Stadsraad.

1.7 SLOPING VAN GEBOUE OF STRUKTURE

1.7.1 Die dorpseienaar moet op eie onkoste alle geboue en strukture wat oor boulyne, kantruimtes, padreserwes of oor gedeelde grense is laat sloop.

1.7.2 Die dorpseienaar moet op eie onkoste bouplanne opstel en aanvaarbare bouplanne indien by die Stadsraad vir goedkeuring in terme van die Nasionale Bouregulasies vir alle geboue op die erf waarvoor geen bouplanne deur die Stadsraad goedgekeur is nie. Die dorpseienaar sal op eie onkoste die geboue verander om aan die goedgekeurde bouplanne te voldoen tot die bevrediging van die Stadsraad.

1.8 INGENEURSDIENSTE

1.8.1 Die dorpseienaar moet die nodige reëlings tref vir die voorsiening van en installering van die ingenieursdienste en die betaling van grootmaatsdiensbydraes in terme van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986. (Ordonnansie 15 van 1986).

1.8.2 Die dorpseienaar moet op eie onkoste alle bestaande munisipale dienste op die erwe binne die dorp beskerm deur middel van geskikte servitute te registreer ten gunste van die Raad tot die bevrediging van die Raad, soos en wanneer vereis word deur die Raad.

1.8.3 Allenweg aangrensend aan Erf 2458 soos aangedui op die Algemeneplan LG No. 709/2002 moet teen geen onkoste vir die Raad aan die Raad oorgedra word as 'n publieke pad. Die konstruksie van die pad sal die verantwoordelikheid van die Raad wees.

1.9 SAMESTELLING VAN HUISEIENAARSVERENIGING

1.9.1 Die dorpseienaar moet op eie onkoste, behoorlik en wettiglik 'n huiseienaarsvereniging saamstel vir die voorgestelde Erwe in die dorp.

1.9.2 Die konstruksie en onderhoud van die pad en die Reg van Weg Serwituut moet die verantwoordelikheid van die dorpseienaar wees alvorens en gedurende die eerste oordrag van 'n Erf in die dorp.

2. TITELVOORWAARDES**2.1 SERWITUTE**

2.1.1 Alle erwe is onderworpe aan 'n serwituut, 2 meter breed, vir riolerings en ander munisipale doeleindes, ten gunste van die Stadsraad, langs enige twee grense, uitgesonderd 'n straatgrens of 'n reg van weg serwituut en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 meter breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die Stadsraad. Met dien verstande dat die Stadsraad van enige sodanige serwituut skriftelik mag afsien.

2.1.2 Geen geboue of ander strukture mag binne die voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 meter daarvan geplant word nie.

- 2.1.3 Die Stadsraad is geregtig om enige material 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 voorgenoemde serwituut grens, vir die voornoemde doel, onderworpe daaraan dat die Stadsraad enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke veroorsaak word.
- 2.2 VERPLIGTINGE VAN DIE HUISEIENAARSVERENIGING WAT SAAMGESTEL MOET WORD TYDENS PROKLAMASIE VAN DIE DORP**
- 2.2.1 Alle eienaars van 'n erf bestem vir residensiële gebruik in die dorp, moet 'n lid van die huiseienaarsvereniging word tydens oordrag van daardie gedeelte.
- 2.2.2 Die huiseienaarsvereniging besit volle verantwoordelikheid vir die werking en behoorlike onderhoud van die reg van weg serwituut area vir pad doeleindes, sowel as die noodsaaklike dienste (uitstuitend die rioolstelsel), wat daarin voorkom tot die bevrediging van die Raad.
- 2.2.3 Die huiseienaarsvereniging sal oor die wetlike mag beskik om van alle lede van die huiseienaarsvereniging 'n heffing te vereis om kostes te verhaal wat aangegaan word in die uitvoering van sy werksaamhede en beskik verder oor wetlike maatreëls om sodanige kostes te verhaal in geval van versuim van 'n lid om te betaal.

KENNISGEWING 2867 VAN 2002

KENNIS VAN GOEDKEURING

BEDFORDVIEW WYSIGINGSKEMA 1080

Die Ekurhuleni Metropolitan Municipality verklaar hierby, ingevolge die bepalings van artikel 125(1) van die Ordonnansie op Dorpsbeplanning en Dorpe 15 van 1986, dat dit 'n wysigingskema, synde 'n wysiging van die Bedfordview Dorpsbeplanning 1995, wat uit dieselfde grond as die dorp Bedfordview Uitbreiding 520 bestaan, goedgekeur het.

Kaart 3 en die Skemaklousules van die Wysigingskema word in bewaring gehou by die Uitvoerende Direkteur : Ontwikkelingsbeplanning, 2de Vloer, Planning and Development Service Centre, Queenstraat 15, Germiston en is te alle redelike tye ter insae beskikbaar.

Hierdie wysiging staan bekend as Bedfordview Wysigingskema 1080.

PAUL MASEKO, Stadsbestuurder
Beplanning en Ontwikkeling, Posbus 145, Germiston, 1400
