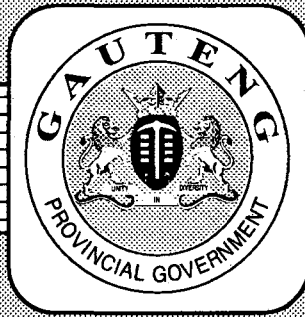


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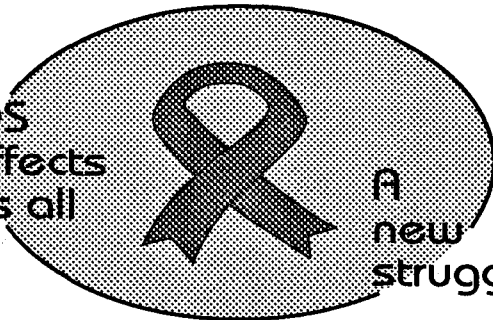
Vol. 8

PRETORIA, 24 OCTOBER 2002

No. 362

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1659

NOTICE OF APPROVAL

BEDFORDVIEW AMENDMENT SCHEME 1095

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 484.

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 1095.

PAUL MASEKO, City Manager
 Planning and Development, P O Box 145, Germiston, 1400

LOCAL AUTHORITY NOTICE 1660

EKURHULENI METROPOLITAN MUNICIPALITY

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, Germiston Service Delivery Centre, hereby declares the township of Bedfordview Extension 484 to be an approved township, subject to the conditions as set out in the Schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY MESSRS BEVET PROPERTIES CC (HEREINAFTER REFERRED TO AS THE OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 1210 (A PORTION OF PORTION 515) OF THE FARM ELANDSFONTEIN 90 I.R., PROVINCE GAUTENG, HAS BEEN GRANTED:

1. CONDITIONS OF ESTABLISHMENT

1. Name

The name of the township shall be Bedfordview Extension 484.

2. Design

The township shall consist of erven and streets as indicated on General Plan S.G. No 9658/2001.

3. Street names

There is no objection to the following street names within the township as they are existing street names: "Benard Road".

4. Endowment

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

5. Disposal of existing conditions of title

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of mineral rights.

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 City Council.

7. Acceptance and disposal of stormwater

The township owner shall arrange for the drainage of the township to fit in with that of the surrounding townships and for all the stormwater running off or being diverted from the road to be received and disposed of, to the satisfaction of the Council.

8. Removal or replacement of municipal services

8.1 If, for some reason due to the establishment of the township, it should become necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owner.

8.2 All municipal services that cross the common boundaries between the erven shall be removed and relocated by, and at the cost of the township owner, as and when required by the City Council.

8.3 All existing municipal services on the erven within the township shall be protected by means of suitable servitudes to the satisfaction of the City Council, registered in favour of the City Council, as and when required by the City Council, by the Township owner at his own expense.

9. Engineering services

The township owner is responsible for making the necessary arrangements for the provision of all engineering services and payment of external engineering services in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

10. Demolition of buildings or structures

10.1 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 to the satisfaction of the City Council.

10.2 The township owner shall at his own expense cause all buildings on the erf that are not to be demolished to comply with the Bedfordview Town-planning Scheme, 1995, as well as the National Building Regulations, to the satisfaction of the City Council. The township owner shall at his own expense cause all buildings, which do not conform to either the Town-planning Scheme or the National Building Regulations to be demolished to the satisfaction of the City Council.

10.3 The township owner shall at his own expense draw up and submit acceptable building plans to the City 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 City Council. The township owner shall at his own expense alter the buildings to comply with the approved building plans to the satisfaction of the City Council.

CONDITIONS OF TITLE**Servitudes**

1. All erven are subject to a servitude, 2m wide, in favour of the City Council, for sewerage and other municipal purposes along any two boundaries of the erf other than the 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 City Council: Provided that the City Council may dispense with any such servitude.

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.

3. The City 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 City Council.

4. A temporary Right of Way Servitude for access purposes shall be registered over Erf 2385 until such time as Benard Road has been constructed, at which time the servitude be cancelled at the cost of the township owner. Access to the home office and hotel components to be restricted to Boeing Road West at all times and access to the residential component then be from Benard Road.

PLAASLIKE BESTUURSKENNISGEWING 1659

KENNIS VAN GOEDKEURING

BEDFORDVIEW WYSIGINGSKEMA 1095

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 Dorpsbeplanningskema 1995, wat uit dieselfde grond as die dorp Bedfordview Uitbreiding 484 Dorp 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 1095.

PAUL MASEKO, Stadsbestuurder

Beplanning en Ontwikkeling, Posbus 145, Germiston, 1400

PLAASLIKE BESTUURSKENNISGEWING 1660

EKURHULENI METROPOLITAANSE MUNISIPALITEIT

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge Artikel 103(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 of 1986), verklaar die Ekurhuleni Metropolitaanse Munisipaliteit, Germiston Diensleweringssentrum, hiermee die dorp Bedfordview, Uitbreiding 484 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR MESSRS BEVET PROPERTIES CC (HIERNA DIE DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 15 OF 1986, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 1210 ('N GEDEELTE VAN GEDEELTE 515) VAN DIE PLAAS ELANDSFONTEIN 90 I.R., PROVINSIE VAN GAUTENG, TOEGESTAAN IS:

1. STIGTINGSVOORWAARDES

1. Naam

Die naam van die dorp is Bedfordview Uitbreiding 484.

2. Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No 9658/2001.

3. Straatname

Daar is geen beswaar teen die volgende straatname in die dorp nie, omrede hulle reeds bestaan: "Benardweg".

4. Begiftiging

Die dorpseienaars moet kragtens die bepalings van Artikel 63 van die Ordonnansie op Dorpsbeplanning en Dorpe, 15 of 1986 (soos gewysig), en Regulasie 43 van die Dorpsbeplanning en Dorpe Regulasies, 'n bydrae betaal aan die Stadsraad vir die voorsiening van grond vir parke (Publieke Oopruimte).

5. Beskikking oor bestaande titelvoorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale.

6. Verwydering van rommel

Die dorpseienaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot bevrediging van die Stadsraad.

7. Ontvangs en versorging van stormwater

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van die omringende dorpe en moet die stormwater wat van die pad afloop of afgelei word, ontvang en versorg, tot bevrediging van die Stadsraad.

8. Verwydering of vervanging van munisipale dienste

8.1 Indien dit as gevolg van die stigting van die dorp nodig word om bestaande munisipale dienste te verwyder of te vervang, moet die koste daarvan deur die dorpseienaar gedra word.

8.2 Alle munisipale dienste wat oor gemeenskaplike grense van erwe geleë is, moet verwyder en hervestig word deur die dorpseienaar, op eie koste, wanneer die Stadsraad dit vereis.

8.3 Alle bestaande munisipale dienste op die erwe in die dorp sal beskerm word deur serwitute, tot bevrediging van die Stadsraad, geregistreer ten gunste van die Stadsraad, wanneer die Stadsraad dit vereis, deur die dorpseienaar, op eie koste.

9. Ingenieursdienste

Die dorpseienaar is verantwoordelik vir die voorsiening van alle ingenieursdienste en betaling van eksterne ingenieursdienste ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

10. Sloping van geboue en strukture

10.1 Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne die boulynreserwes, kantruimtes, padreserwes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die Stadsraad.

10.2 Die dorpseienaar moet op eie koste alle geboue op die erf wat nie gesloop staan te word nie, laat voldoen aan die Bedfordview Dorpsbeplanningskema, 1995, asook die Nasionale Bouregulasies, tot bevrediging van die Stadsraad. Die dorpseienaar moet op eie koste alle geboue sloop wat nie voldoen aan die Dorpsbeplanningskema of die Nasionale Bouregulasies nie, tot bevrediging van die Stadsraad.

10.3 Die dorpseienaar moet op eie koste aanvaarbare bouplanne optrek en indien by die Stadsraad, vir goedkeuring ingevolge die bepalings van die Nasionale Bouregulasies, vir alle geboue op die erf waarvoor geen bouplanne goedgekeur is deur die Stadsraad nie. Die dorpseienaar sal op eie koste die geboue verander om te voldoen aan die goedgekeurde bouplanne, tot bevrediging van die Stadsraad.

2. TITELVOORWAARDES

Serwitute

1. Alle erwe is onderworpe aan 'n serwituut, 2m breed, ten gunste van die Stadsraad, vir riolerings- en ander munisipale doeleindes, langs enige twee grense uitgesonderd 'n straatgrens en in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 2m breed, oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die Stadsraad: Met dien verstande dat die Stadsraad van enige sodanige serwituut mag afsien.
2. Geen geboue of ander strukture mag binne die voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied of binne 'n afstand van 2m daarvan geplant word nie.
3. Die Stadsraad is geregtig om enige material wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke wat hy volgens goeiddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde serwituut grens en voorts is die Stadsraad geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Stadsraad enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke veroorsaak word.
4. 'n Tydelike Reg van Weg Serwituut vir toegangsdoeleindes moet geregistreer word oor Erf 2385 totdat Benardweg gebou is, waarna die serwituut gekanselleer moet word deur die dorpseienaar, op eie koste. Toegang tot die woonhuiskantoor en hotel komponente sal te alle tye beperk word tot Boeingweg Wes terwyl toegang tot die residensiële komponent dan sal wees vanaf Benardweg.

IMPORTANT NOTICE

The
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before being published in the Gazette.*

HENNIE MALAN

Director: Financial Management
Office of the Premier (Gauteng)

