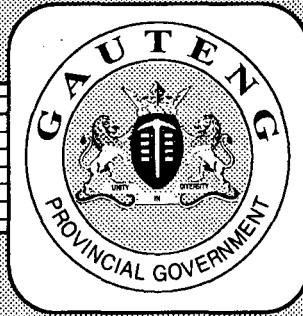


**THE PROVINCE OF
GAUTENG**



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**Provincial Gazette Extraordinary
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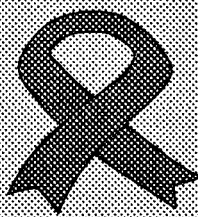
Vol. 8

PRETORIA, 8 NOVEMBER 2002

No. 383

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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CONTENTS

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES			
1792	Town-planning and Townships Ordinance (15/1986): Ekurhuleni Metropolitan Municipality: Bedfordview Amendment Scheme 1098.....	3	383
1793	do.: do.: Declaration as an approved township: Bedfordview Extension 524	4	383

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1792

NOTICE OF APPROVAL

BEDFORDVIEW AMENDMENT SCHEME 1098

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 524 Township.

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 1098.

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

PLAASLIKE BESTUURSKENNISGEWING 1792

KENNIS VAN GOEDKEURING

BEDFORDVIEW WYSIGINGSKEMA 1098

Die Ekurhuleni Metropolitaanse Munisipaliteit 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 524 Dorp bestaan, goedgekeur het.

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

Hierdie wysiging staan bekend as Bedfordview Wysigingskema 1098.

PAUL MASEKO, Stadsbestuurder
Ontwikkelingsbeplanning, Posbus 145, Germiston, 1400

LOCAL AUTHORITY NOTICE 1793**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 524 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 VIA FIRENZE PORTION ONE CC, VIA FIRENZE PORTION TWO CC, VIA FIRENZE PORTION THREE CC, VIA FIRENZE PORTION FOUR CC, VIA FIRENZE PORTION FIVE CC, VIA FIRENZE PORTION SIX CC, VIA FIRENZE PORTION SEVEN CC, VIA FIRENZE PORTION EIGHT CC, VIA FIRENZE PORTION NINE CC, VIA FIRENZE PORTION TEN CC, VIA FIRENZE PORTION ELEVEN CC, VIA FIRENZE PORTION TWELVE CC, VIA FIRENZE PORTION THIRTEEN CC, VIA FIRENZE PORTION FOURTEEN CC, VIA FIRENZE PORTION FIFTEEN CC, VIA FIRENZE PORTION SIXTEEN CC, VIA FIRENZE PORTION SEVENTEEN CC, VIA FIRENZE PORTION EIGHTEEN CC, VIA FIRENZE PORTION NINETEEN CC, VIA FIRENZE PORTION TWENTY 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 1079 (A PORTION OF PORTION 36) OF THE FARM ELANDSFONTEIN 90 I.R., GAUTENG PROVINCE, HAS BEEN GRANTED:

1. CONDITIONS OF ESTABLISHMENT**1.1 Name**

The name of the township shall be "Bedfordview Extension 524".

1.2 Design

The township shall consist of erven as indicated on General Plan S.G. No 3815/2002.

1.3 Endowment

The township owner shall, in terms of the provisions of Section 63 and Regulation 43 of the Town Planning and Townships Ordinance, 15 of 1986 (as amended), pay a contribution to the City Council for the provision of land for a park (Public Open Space). Such amount shall be determined as prescribed in the above-mentioned regulations.

1.4 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.

1.5 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.

1.6 Acceptance and disposal of stormwater

The township owner shall arrange for the drainage of the township to fit in with that of Bedfordview Extensions 421 & 235 Townships and for all the stormwater running off or being diverted from the road to be received and disposed of.

1.7 Removal or replacement of municipal services

- 1.7.1 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.
- 1.7.2 All municipal services that cross the common boundaries between the erven shall be removed and relocated by, and at the cost of township owner, as and when required by the City Council.

1.8 Demolition of buildings or structures

- 1.8.1 The township owner shall at his own expense cause all existing buildings and structures situated within the building line reserves, side spaces, and road reserves or over the common boundaries to be demolished.
- 1.8.2 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.
- 1.8.3 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.

1.9 Engineering services

- 1.9.1 The township owner is responsible for making the necessary arrangements for the provision of all engineering services and payment of external contributions in terms of the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).
- 1.9.2 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.

2. CONDITIONS OF TITLE

- 2.1 All erven are subject to a servitude, 2 metres wide, in favour of the City Council, for sewerage and other municipal purposes, and in the case of a panhandle Erf, an additional servitude for municipal purposes 2 metres 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 servitudes.
- 2.2 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 2 metres therefrom.
- 2.3 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 being made good by the City Council.

PLAASLIKE BESTUURSKENNISGEWING 1793**EKURHULENI METROPOLITAANSE MUNISIPALITEIT****VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge Artikel 103(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Ekurhuleni Metropolitaanse Munisipaliteit, Germiston Diensleweringssentrum, hiermee die dorp Bedfordview, Uitbreiding 524 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR VIA FIRENZE PORTION ONE BK, VIA FIRENZE PORTION TWO BK, VIA FIRENZE PORTION THREE BK, VIA FIRENZE PORTION FOUR BK, VIA FIRENZE PORTION FIVE BK, VIA FIRENZE PORTION SIX BK, VIA FIRENZE PORTION SEVEN BK, VIA FIRENZE PORTION EIGHT BK, VIA FIRENZE PORTION NINE BK, VIA FIRENZE PORTION TEN BK, VIA FIRENZE PORTION ELEVEN BK, VIA FIRENZE PORTION TWELVE BK, VIA FIRENZE PORTION THIRTEEN BK, VIA FIRENZE PORTION FOURTEEN BK, VIA FIRENZE PORTION FIFTEEN BK, VIA FIRENZE PORTION SIXTEEN BK, VIA FIRENZE PORTION SEVENTEEN BK, VIA FIRENZE PORTION EIGHTEEN BK, VIA FIRENZE PORTION NINETEEN BK, VIA FIRENZE PORTION TWENTY BK (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 1079 ('N GEDEELTE VAN GEDEELTE 36) VAN DIE PLAAS ELANDSFONTEIN 90 I.R., GAUTENG PROVINSIE, TOEGESTAAN IS:

1. STIGTINGSVOORWAARDES**1.1 Naam**

Die naam van die dorp is "Bedfordview Uitbreiding 524".

1.2 Ontwerp

Die dorp bestaan uit erwe soos aangedui op Algemene Plan L.G. No 3815/2002.

1.3 Begiftiging

Die dorpsseienaar moet kragtens die bepalings van Artikel 63 en Regulasie 43 van die Ordonnansie op Dorpsbeplanning en Dorpe, 15 of 1986 (soos gewysig), 'n bydrae betaal aan die Stadsraad vir die voorsiening van grond vir 'n park (Publieke Oopruimte). Dié bedrag sal bepaal word soos voorgeskryf in die bogenoemde regulasies.

1.4 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.

1.5 Verwydering van rommel

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

1.6 Ontvangs en versorging van stormwater

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van Bedfordview Uitbreidings 421 & 235 Dorpe en moet die stormwater wat van die pad afloop of afgelei word, ontvang en versorg.

1.7 Verwydering of vervanging van munisipale dienste

1.7.1 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.

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

1.8 Sloping van geboue of strukture

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

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

1.8.3 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 deur die Stadsraad goedgekeur is nie. Die dorpseienaar sal op eie koste die geboue tot bevrediging van die Stadsraad verander om te voldoen aan die goedgekeurde bouplanne.

1.9 Ingenieursdienste

1.9.1 Die dorpseienaar is verantwoordelik vir die voorsiening van alle ingenieursdienste en betaling van eksterne ingenieursdienste bydraes ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).

1.9.2 Alle bestaande munisipale dienste op die erwe binne die dorpsgebied sal by wyse van toepaslike serwitute tot bevrediging van die Stadsraad beskerm word. Hierdie serwitute sal ten gunste van die Stadsraad geregistreer word, wanneer en indien benodig word deur die Stadsraad deur die eienaar op sy eie onkoste.

2. TITELVOORWAARDES

2.1 Alle erwe is onderworpe aan 'n serwituut, 2 meter breed, ten gunste van die Stadsraad, vir riolerings- en ander munisipale doeleindes, 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 deur die Stadsraad verlang: Met dien verstande dat die Stadsraad van enige sodanige serwituut mag afsien.

2.2 Geen gebou of ander struktuur 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.

2.3 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 goeëddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde serwituut grens.

