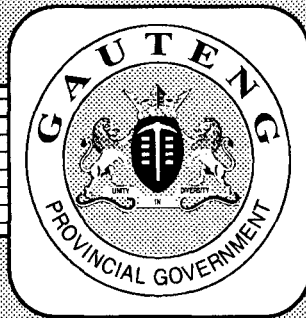


Copy

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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

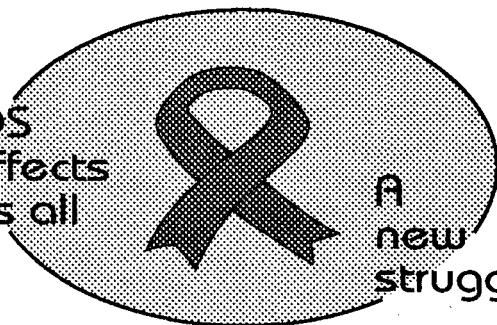
Vol. 9

PRETORIA, 17 APRIL 2003

No. 142

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH



9771682452005

03142

CONTENTS • INHOUD

<i>No.</i>	<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES		
715 Town-planning and Townships Ordinance (15/1986): Ekurhuleni Metropolitan Municipality: Declaration as an approved township: Bedfordview Extension 504.....	3	142
716 do.: do.: Bedfordview Amendment Scheme 1076	7	142

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 715

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 504 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 CYBED TRADING 0034 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 1218 (A PORTION OF PORTION 1215) OF THE FARM ELANDSFONTEIN 90-IR., PROVINCE GAUTENG, HAS BEEN GRANTED :

1.0 CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be "Bedfordview Extension 504".

1.2 DESIGN

The township shall consist of erven as indicated on General Plan S.G. No. 4344/2002.

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 and the perpetual right of way servitude for storm-water drainage purposes affecting Erf 2460 in favour of the Council 3.15 metres wide along the entire length of the eastern boundary as contemplated in Notarial Deed of Servitude 932/1956s.

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 ACCESS

Access to all erven in the township shall be provided from Van Buuren Road to the satisfaction of the Local Authority.

1.7 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of Riley, Chestnut and Van Buuren Roads and for all the storm-water running off or being diverted from the road to be received and disposed of.

1.8 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

1.8.1 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.

1.8.2 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.

1.9 DEMOLITION OF BUILDINGS OR STRUCTURES

1.9.1 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.

- 1.9.2 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.
- 1.9.3 The township owner shall at his own expense draw up and submit acceptance 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.
- 1.10 **ENGINEERING SERVICES**
- 1.10.1 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).
- 1.10.2 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.
- 2.0 **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 along any two boundaries of the erf other than a street boundary, or right of way servitude, 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 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.
- 2.4 Erven 2459 and 2460 are subject to a right-of-way servitude in favour of the Remainder of Portion 1215 of the farm Elandsfontein 90-IR (Proposed Bedfordview Extension 535).

PLAASLIKE BESTUURSKENNISGEWING 715

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 504 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR CYBED TRADING 0034 CC (HIERNA DIE DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 15 VAN 1986, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 1218 ('N GEDEELTE VAN GEDEELTE 1215) VAN DIE PLAAS ELANDSFONTEIN 90-IR., PROVINSIE VAN GAUTENG, TOEGESTAAN IS :

1.0 STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is "Bedfordview Uitbreiding 504".

1.2 ONTWERP

Die dorp bestaan uit erwe soos aangedui op Algemene Plan No. L.G. 4344/2002.

1.3 BEGIFTIGING

Die dorpseienaars moet kragtens die bepalings van Artikel 63 en Regulasie 43 van die Ordonnansie op Dorpsbeplanning en Dorpe, 15 van 1986 (soos gewysig), 'n bydrae betaal aan die Stadsraad vir die voorsiening van grond vir parke (Publieke Oopruimte). Hierdie 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, indien enige, met inbegrip van die voorbehoud van die regte op minerale en die ewigsdurende reg van weg serwituut vir stormwater dreinerings doeleindes 3.15 meter breed langs die totale lengte van die oostelike grens, ten gunste van die Stadsraad, wat Erf 2460 affekteer soos beoog in Notareele Akte van Serwituut 932/1956s.

1.5 VERWYDERING VAN ROMMEL

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

1.6 TOEGANG

Toegang to al die erve in die dorp moet voorsien word vanaf Van Buurenweg to die bevrediging van die Stadsraad.

1.7 ONTVANGS EN VERSORGING VAN STORMWATER

Die dorpseenaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van Riley, Chestnut en Van Buuren Wags en moet die stromwater wat van die pad afloop of afgelei word, ontvang en versorg.

1.8 VERWYDERING OF VERVANGING VAN MUNISIPALE DIENSTE

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

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

1.9 SLOPING VAN GEBOUE EN STRUKTURE

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

1.9.2 Die dorpseenaar 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 dorpseenaar moet op eie koste alle geboue sloop wat nie voldoen aan die Dorpsbeplanningskema of die Nasionale Bouregulasies nie, tot bevrediging van die Stadsraad.

1.9.3 Die dorpseenaar 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 dorpseenaar sal op eie koste die geboue verander om te voldoen aan die goedgekeurde bouplanne, tot bevrediging van die Stadsraad.

1.10 INGENIEURSDIENSTE

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

1.10.2 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 dorpseenaar, op eie koste.

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, lands enige twee grense uitgesonderd 'n straatgrens 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 mag afsien.

- 2.2 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 2 meter 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 rioolhoofpyleidings en ander werke wat hy volgens goeddunke 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 rioolhoofpyleidings en ander werke veroorsaak word.
- 2.4 Erwe 2459 en 2460 is onderworpe ann 'n reg van weg serwituut ten gunste van die Restant van gedeelte 1215 van die plaas Elandsfontein 90-IR (Voorgestelde Bedfordview Uitbreiding 535).
-

LOCAL AUTHORITY NOTICE 716

NOTICE OF APPROVAL

BEDFORDVIEW AMENDMENT SCHEME 1076

The Ekurhuleni Metropolitan Municipality hereby, in term 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 504 Township.

Map 3 and 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 1076.

PAUL MASEKO, City Manager
Development Planning, PO Box 145, Germiston, 1400

PLAASLIKE BESTUURSKENNISGEWING 716

KENNIS VAN GOEDKEURING

BEDFORDVIEW WYSIGINGSKEMA 1076

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 504 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 Ontwikkelingsentrum, Queenstraat 15, Germiston en is te alle redelike tye ter insae beskikbaar.

Hierdie wysiging staan bekend as Bedfordview Wysigingskema 1076.

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

