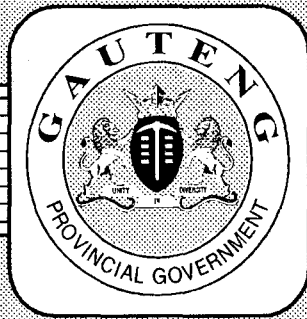


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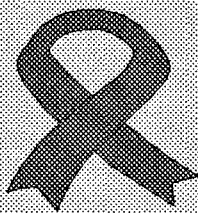
Vol. 9

PRETORIA, 5 NOVEMBER 2003

No. 477

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2279

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 476 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 SIMPROP 36 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 1226 (A PORTION OF PORTION 36) OF THE FARM ELANDSFONTEIN 90 I.R., PROVINCE GAUTENG, HAS BEEN GRANTED:

1. CONDITIONS OF ESTABLISHMENT

1.1 Name

The name of the township shall be "Bedfordview Extension 476".

1.2 Design

The township shall consist of erven as indicated on General Plan No. S.G 315/2003

1.3 Endowment

The township owner shall, in terms of the provisions of Section 92 and 63 of the Town Planning and Townships Ordinance, 15 of 1986 (as amended), and the Town Planning Regulations, pay a contribution to the City Council for the provision of land for a park (Public Open Space) as prescribed in the abovementioned regulations.

1.4 Disposal Of Existing Conditions Of Title.

All erven shall be made subject to existing conditions and servitudes, if any, including the rights to minerals, but excluding conditions (a) to (d) and (f) to (h).

"(a) The land is transferred as an agricultural holding and it may be used only for the purposes contemplated by the definition of that term contained in the Agricultural Holdings (Transvaal) Registration Act 1919:

"Agricultural Holding" shall mean a portion of land not less than 0,8565 hectares in extent used solely or mainly for the purpose of agriculture or horticulture or breeding or keeping domestic animals, poultry or bees.

(b) This holding may not be sub-divided, nor may any part or portion of it be sold, leased or disposed of in any way without the written approval of the Townships Board.

(c) Not more than one residence with the necessary outbuildings may be built on this Holding except with the written approval of the Townships Board first had and obtained.

(d) No canteen, beerhall, restaurant, place of business or store whatsoever may be opened or conducted on this Holding without the written approval of the Townships Board first had and obtained.

(f) The Holding set apart as a gravel pit marked 6 and the Holdings set apart for the quarrying of stone and for grazing purposes marked 1 and 2 upon the General Plan approved by the Surveyor General under S.G. No. A.1875/20, and transferred to the State in the general interests of the inhabitants of the area may be used only by those inhabitants, but subject

always to such regulations as may be framed from time to time by the Minister of Lands or by any other authority he may delegate to act for him in that behalf.

- (g) Ingress, egress and regress to the Holding shall be provided and until the said General Plan S.G. N. A.1875/20 is amended by the Townships Board or other authority upon whom the power may devolve that provision shall be as is shown upon the said General Plan or upon that plan as amended from time to time.
- (h) This Holding may not be made subject to any other or further conditions of title than those herein expressed, except such other and further conditions as may be approved of in writing by the Townships Board."

1.5 Acceptance And Disposal Of Stormwater.

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

1.6 Precautionary Measures.

The township owner shall at his own expense, make the arrangements with the City Council to ensure that:

- 1.6.1 Water will not dam up, that the entire surface of the township area is drained properly and that the streets are sealed effectively with tar, cement or bitumen; and
- 1.6.2 Trenches and excavations for foundations, pipes, cables or any other purpose, are properly backfilled with damp soil in layers not thicker than 150 mm and compacted until the same grade of compaction as that of the surrounding material is obtained.

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 to the satisfaction of the City Council.
- 1.7.2 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 that do not conform to either the Town Planning Scheme or the National Building Regulations to be demolished to the satisfaction of the City Council.
- 1.7.3 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.

1.8 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.

1.9 Removal And Replacement Of Municipal Services

- 1.9.1 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.

1.9.2 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.

1.10 Repositioning Of Circuits

If, for some reason due to the establishment of the township, it should become necessary to reposition any existing circuits of the Electricity Supply Commission (ESKOM), the cost thereof shall be borne by the township owner.

1.11 Engineering Services.

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

1.12 Transfer Of The Road Portion After Proclamation.

Upon proclamation of the township, the road portion (Erf 2545) shall, as soon as the roadway has been constructed by the township owner to the satisfaction of the Council, be transferred free of any cost and considerations to the Homeowners Association in 1.13 below.

1.13 Formation Of The Homeowners Association To Be Constituted.

Upon proclamation of the township the township owner shall at his own expense, properly and legally constitute a homeowners association for the erven within the township affected by the internal road (association incorporated under Section 21 of Act 61 of 1973), prior to, or simultaneously with the sale of the first erf.

1.14 Duties Of The Homeowners Association To Be Constituted On Proclamation Of The Township.

1.14.1 Each and every owner of an erf (excluding erf 2544) shall become a member of the homeowners association upon transfer of the erf.

1.14.2 The homeowners association shall have the legal power to levy from each and every member of the homeowners association, the costs incurred in fulfilling its functions, and shall have legal recourse to recover such fees in the event of a default in payment by any member.

2 CONDITIONS OF TITLE.

2.1 Servitudes (all erven).

2.1.1 All erven are subject to a servitude, 2 m 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, and in the case of a panhandle erf, an additional servitude for municipal purposes 2 m 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.

2.1.2 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 2 m therefrom.

2.1.3 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.

- 2.1.4 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 owner at his own expense.
-

LOCAL AUTHORITY NOTICE 2280

NOTICE OF APPROVAL

BEDFORDVIEW AMENDMENT SCHEME 1135

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 476 Township.

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

This amendment is known as Bedfordview Amendment Scheme 1135

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

PLAASLIKE BESTUURSKENNISGEWING 2279

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

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR SIMPROP 36 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 1226 ('N GEDEELTE VAN GEDEELTE 36) VAN DIE PLAAS ELANDSFONTEIN 90 I.R., PROVINSIE VAN GAUTENG, TOEGESTAAN IS:

1. STIGTINGSVOORWAARDES

1.1 Naam

Die naam van die dorp is "Bedfordview Uitbreiding 476".

1.2 Ontwerp

Die dorp bestaan uit erwe soos aangedui op Algemene Plan No. L.G 315/2003

1.3 Begiftiging

Die dorpsseienaars moet kragtens die bepalings van Artikel 63 en 92 van die Ordonnansie op Dorpsbeplanning en Dorpe, 15 van 1986 (soos gewysig), en die Dorpsbeplanning regulasies, 'n begiftiging aan die Stadsraad betaal vir die voorsiening van grond vir parke (Openbare Oopruimte) soos voorgeskryf in die bogenoemde regulasies.

1.4 Beskikking Oor Bestaande Titelveoorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige, met inbegrip van die voorbehoud van die regte op minerale, maar met die uitsluiting van voorwaardes (a) tot (d) en (f) tot (h).

"(a) The land is transferred as an agricultural holding and it may be used only for the purposes contemplated by the definition of that term contained in the Agricultural Holdings (Transvaal) Registration Act 1919:

"Agricultural Holding" shall mean a portion of land not less than 0,8565 hectares in extent used solely or mainly for the purpose of agriculture or horticulture or breeding or keeping domestic animals, poultry or bees.

(b) This holding may not be sub-divided, nor may any part or portion of it be sold, leased or disposed of in any way without the written approval of the Townships Board.

(c) Not more than one residence with the necessary outbuildings may be built on this Holding except with the written approval of the Townships Board first had and obtained.

(d) No canteen, beerhall, restaurant, place of business or store whatsoever may be opened or conducted on this Holding without the written approval of the Townships Board first had and obtained.

(f) The Holding set apart as a gravel pit marked 6 and the Holdings set apart for the quarrying of stone and for grazing purposes marked 1 and 2 upon the General Plan approved by the

Surveyor General under S.G. No. A.1875/20, and transferred to the State in the general interests of the inhabitants of the area may be used only by those inhabitants, but subject always to such regulations as may be framed from time to time by the Minister of Lands or by any other authority he may delegate to act for him in that behalf.

- (g) Ingress, egress and regress to the Holding shall be provided and until the said General Plan S.G. N. A.1875/20 is amended by the Townships Board or other authority upon whom the power may devolve that provision shall be as is shown upon the said General Plan or upon that plan as amended from time to time.
- (h) This Holding may not be made subject to any other or further conditions of title than those herein expressed, except such other and further conditions as may be approved of in writing by the Townships Board."

1.5 Aanvaarding En Verwydering Van Stormwater

Die dorpseienaar moet sorg dat die dreinerings van die dorp aanpas by die van Townsendweg en al die stormwater afloop en herleiding vanaf die pad ontvang en verwyder word.

1.6 Voorsorgmaatreëls.

Die dorpseienaar sal op eie onkoste reëlings met die stadsraad tref ten einde te verseker dat:

- 1.6.1 Water nie sal opdam nie, dat die totale oppervlak van die dorp behoorlik gedreineer is en dat die strate effektief geseël is met teer, sement of bitumen; en
- 1.6.2 Slote en uitgrawings vir fondasies, pype, kables of enige ander doel behoorlik opgedam is in lae klam grond van nie dikker as 150mm en gekompakteer is tot dieselfde graad van kompaksie as die aangrensende materiaal verkry is.

1.7 Sloping Van Geboue Of Strukture

- 1.7.1 Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne die boulynreserwes, kantruimtes, padreserwes of oor gemeenskaplike grense geleë is, tot bevrediging van die stadsraad laat sloop.
- 1.7.2 Die dorpseienaar moet op sy eie onkoste alle geboue op die erf wat nie gesloop word nie, laat voldoen aan die Bedfordview Dorpsbeplanningskema, 1995, sowel as die Nasionale Bouregulasies, tot die bevrediging van die Stadsraad. Die dorpseienaar moet op sy eie onkoste alle geboue wat nie aan die Dorpsbeplanningskema of die Nasionale Bouregulasies voldoen nie sloop tot die bevrediging van die Stadsraad.
- 1.7.3 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 Verwydering van Vullis

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

1.9 Verwydering Of Vervanging Van Munisipale Dienste

- 1.9.1 As daar vir enige rede vanweë die dorpstigting nodig sou wees om bestaande munisipale dienste te verwyder of te vervang, moet dit teen die onkoste van die dorpseienaar wees.
- 1.9.2 Alle munisipale dienste wat gemeenskaplike grense tussen die erwe kruis moet verwyder en verskuif word deur en ten koste van die dorpseienaar, soos en wanneer vereis deur die Stadsraad.

1.10 Herplasing van Aansluitings

As daar vir enige rede vanweë die dorpsstigting nodig sou wees on bestaande aansluitings van die Elektrisiteits Voorsienings Kommissie (EVKOM) te herplaas, moet dit teen die onkoste van die dorpseienaar wees.

1.11 Ingenieursdienste

Die dorpseienaar is verantwoordelik om bevredigende reëlings te tref vir die voorsiening van alle ingenieursdienste en die betaling van eksterne bydraes ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

1.12 Oordrag Van Padgedeelte na Proklamasie

By proklamasie van die dorp moet die padgedeelte, (Erf 2545) sodra die padoppervlakte gebou is deur die dorpseienaar tot bevrediging van die Stadsraad, oorgedra word deur die dorpseienaar vry van koste en voorwaardes, aan die huiseienaarsvereniging soos verwys in 1.13 hieronder.

1.13 Totstandbringings Van Huiseienaarsvereniging Wat Gekonstitusioneer Moet Word

1.13.1 Op proklamasie van die dorp, sal die dorpseienaar op eie koste, 'n Huiseienaarsvereniging behoorlik en wettiglik stig vir die erwe in die dorp wat deur die interne pad geaffekteer word (assosiasie geïnkorporeer onder Artikel 21 van Wet 61 van 1973), voor, of gelyktydig met die verkoop van die eerste erf.

1.14 Pligte Van Die Huiseienaarsvereniging Wat Gekonstitusioneer Moet Word Op Proklamasie Van Die Dorp.

1.14.1 Een en elke eienaar van 'n erf (uitgesluit erf 2544) sal 'n lid van die Huiseienaarsvereniging word ten tye van die oordrag van die erf.

1.14.2 Die Huiseienaarsvereniging sal die wettige mag hê om van een en elke lid van die Huiseienaarsvereniging die kostes te verhaal wat aangegaan is om sy funksies te vervul en sal regsmiddele hê om sulke uitgawes te verhaal ingeval van die wanbetaling deur enige lid.

2 TITELVOORWAARDES

2.1 Serwitute (alle erwe).

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 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.

2.1.2 Geen geboue of ander struktuur 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 rioolhoofpypleiding en ander werke wat hy volgens goeie doedunke 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.

2.1.4 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.

PLAASLIKE BESTUURSKENNISGEWING 2280

KENNISGEWING VAN GOEDKEURING

BEDFORDVIEW WYSIGINGSKEMA 1135

Die Ekurhuleni Metropolitaanse Munisipaliteit verklaar hierby, ingevolge die bepaling 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 476 Dorp bestaan, goedgekeur het.

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

Hierdie wysiging staan bekend as Bedfordview Wysigingskema 1135

PAUL MASEKO, Stadsbestuurder
Development Planning, Posbus 145, Germiston, 1400

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