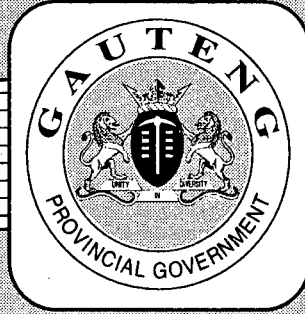


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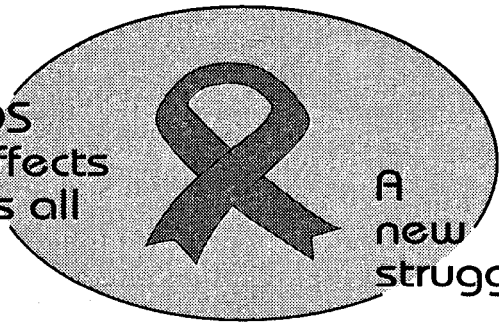
Vol. 9

PRETORIA, 15 DECEMBER 2003
DESEMBER

No. 550

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CONTENTS • INHOUD

| <i>No.</i> | <i>Page No.</i> | <i>Gazette No.</i> |
|---|---------------------|------------------------|
| LOCAL AUTHORITY NOTICES | | |
| 2676 Town-planning and Townships Ordinance (15/1986): Ekurhuleni Metropolitan Municipality: Declaration as an approved township: Bedfordview Extension 530..... | 3 | 550 |
| 2677 do.: do.: Approval: Bedfordview Amendment Scheme | 6 | 550 |

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2676

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 530 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 17904 GELDENHUIS ESTATE S.M. 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 1227 (A PORTION OF PORTION 36) OF THE FARM ELANDSFONTEIN 90 IR, HAS BEEN GRANTED:

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Bedfordview Extension 530.

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan No S.G. No. 2720/2003.

1.3 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). 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 Servitude in perpetuity in favour of the Rand Water Board affecting Erf 2570 and Erf 2579 as contemplated in Figure ABCD on Diagram S.G. No. A 1884/75 annexed to Notarial Deed of Servitude K 2670/1975S (Condition A), but excluding conditions B(1) to B(4) and B(6) to B(8) in Deed of Transfer T81098/94 which shall not be passed on to the erven in the township. Erven 2570 to 2579 are affected by right of way servitude indicated on diagram S.G. No. 2719/2003 by figure ABCDEFGHJKLM.

1.5 ACCESS

Access to the township shall be provided to the satisfaction of the Council.

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 City Council.

1.7 ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with the existing stormwater system for all the stormwater 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 township owner, as and when required by 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 contributions in terms of the Town Planning and Townships Ordinance, 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.

1.10 DEMOLITION OF BUILDINGS OR STRUCTURES

1.10.1 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.

1.10.2 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.

1.10.3 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.

2. CONDITIONS OF TITLE

2.1 SERVITUDES

2.1.1 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, 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 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 2m 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.

2.2 FORMATION AND DUTIES OF THE HOMEOWNERS ASSOCIATION TO BE CONSTITUTED AFTER THE REGISTRATION OF ERVEN 2570 TO 2579

- 2.2.1 Upon the registration of Erven 2570 to 2579 the township owner shall at his own expense, properly and legally constitute a homeowners association for the erven (association incorporated under Section 21 of Act 61 of 1973), prior to, or simultaneously with the sale of the first subdivided erf.
- 2.2.2 Each and every owner of a subdivided residential portion of Erven 2570 to 2579 shall become a member of the homeowners association upon transfer of the erf.
- 2.2.3 The homeowners association shall be fully responsible for the functioning and proper maintenance of the right of way servitude, as well as the essential services (excluding the sewerage reticulation), contained therein, to the satisfaction of the Council.
- 2.2.4 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 resources to recover such fees in the event of a default in payment by any member.
- 2.2.5 The construction and the maintenance of the roadway on the right of way servitude within the subdivision of Erven 2570 to 2579 shall be the responsibility of the township owner.

LOCAL AUTHORITY NOTICE 2677

NOTICE OF APPROVAL

BEDFORDVIEW AMENDMENT SCHEME

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 530 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 1184.

PAUL MASEKO, City Manager
Development Planning, P O Box 145, Germiston, 1400
Date: 15 December 2003:
Notice no: PD 102/2003

PLAASLIKE BESTUURSKENNISGEWING 2676**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 530 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR 17904 GELDENHUIS ESTATE S.M. 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 GEDEEL 1227 ('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 530".

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan No. L.G. No. 2720/2003.

1.3 BEGIFTIGING

Die dorpseienaars moet kragtens die bepalings van Artikel 63 van die Ordonnansie op Dorpsbeplanning en Dorpe, 15 van 1986 (soos gewysig), en Regulasie 43 van 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 TITELVOORWAARDES

Alle erwe moet onderhewig gemaak word aan bestaande voorwaardes en Servitude, indien enige, met inbegrip van die voorbehoud van die regte op minerale en die ewigduerende servituut ten gunste van Rand Water wat Erf 2570 en Erf 2579 beïnvloed soos aangedui in Figuur ABCD op diagram L.G. No. A 1884/75 aangeheg aan Notariele Servituut Akte K 2670/1975S (Voorwaarde A), met die uitsluiting van voorwaardes B(1) tot B(4) en B(6) tot B(8) in Akte van Transport T 81098/94, wat nie oorgedra moet word na die erwe in die dorp nie. Erwe 2570 tot 2579 word beïnvloed deur die reg van weg servituut soos aangedui op Diagram L.G. No. 2719/2003 deur figuur ABCDEFGHJKLM.

1.5 TOEGANG

Toegang tot die dorp moet tot die bevrediging van die Raad voorsien word.

1.6 VERWYDERING VAN VULLIS

Die dorpseienaar moet op eie onkoste sorg dat alle vullis binne die dorpsgebied verwyder word tot die bevrediging van die Stadsraad.

1.7 AANVAARDING EN VERWYDERING VAN STORMWATER

Die dorpseienaar moet sorg dat die dreinerings van die dorp aanpas by die bestaande stormwater stelsel vir al die stormwater wat afloop en herlei word vanaf die pad om ontvang en verwyder te word.

1.8 VERWYDERING OF VERVANGING VAN MUNISIPALE DIENSTE

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

1.9 INGENIEURSDIENSTE

- 1.9.1 Die dorpselenaar is verantwoordelik om bevredigende reëlings te tref vir die voorsiening van alle ingenieursdienste en die betaling van bydraes ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.
- 1.9.2 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 dorpselenaar, op eie koste.

1.10 SLOPING VAN GEBOUE OF STRUKTURE

- 1.10.1. Die dorpselenaar 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.
- 1.10.2 Die dorpselenaar 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 dorpselenaar 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.
- 1.10.3 Die dorpselenaar 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 dorpselenaar sal op eie onkoste die geboue verander om aan die goedgekeurde bouplanne te voldoen tot die bevrediging van die Stadsraad.

2. TITELVOORWAARDES

2.1 SERWITUTE

- 2.1.1 Alle erwe is onderworpe aan 'n serwitut, 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 serwitut 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 serwitut mag afsien.
- 2.1.2 Geen geboue of ander struktuur mag binne die voorgenoemde serwitutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwitut 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 rioolhoofpyleiding en ander werke wat hy volgens goeëdunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde serwitut 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.

- 2.2 TOTSTANDBRINGING EN PLIGTE VAN DIE HUISEIENAARSVERENIGING WAT GEKONSTITISIEER MOET WORD NA DIE REGISTRASIE VAN ERWE 2570 TOT 2579**
- 2.2.1 Op registrasie van Erwe 2570 tot 2579, sal die dorpseienaar op eie koste, 'n Huiseienaarsvereniging behoorlik en wettiglik stig vir die erwe (assosiasie geïnkorporeer onder Artikel 21 van Wet 61 van 1973), voor, of gelyktydig met die verkoop van die eerste erf.
- 2.2.2 Een en elke eienaar van 'n residensiele gedeelte van Erwe 2570 tot 2579 sal 'n lid van die Huiseienaarsvereniging word ten tye van die oordrag van die erf.
- 2.2.3 Die Huiseienaarsvereniging sal ten volle verantwoordelik wees vir die werking en behoorlike instandhouding van die reg van weg serwitut, sowel as die noodsaaklike dienste (uitgesluit die doodretikulاسie) daarin vervat, tot die bevrediging van die Stadsraad.
- 2.2.4 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 regsinnig hê om sulke uitgawes te verhaal ingeval van die wanbetaling deur enige lid.
- 2.2.5 Die konstruksie en die onderhoud van die pad op die reg van weg serwitut binne die onderverdeling van Erwe 2570 tot 2579 is die verantwoordelikheid van die dorpseienaar.

PLAASLIKE BESTUURSKENNISGEWING 2677

KENNISGEWING VAN GOEDKEURING

BEDFORDVIEW WYSIGINGSKEMA

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 530 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 1184.

PAUL MASEKO, Stadsbestuurder
Development Planning, Posbus 145, Germiston, 1400
Datum: 15 Desember 2003:
Kennisgewing no: PD 102/2003