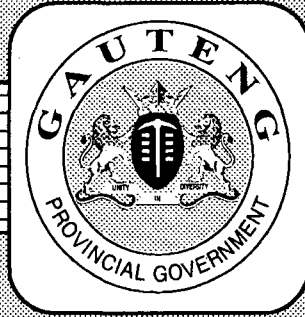


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

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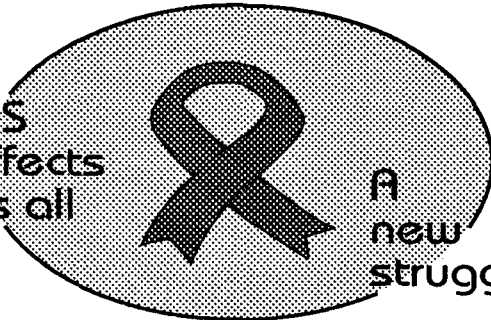
Vol. 9

**PRETORIA, 19 FEBRUARY 2003
FEBRUARIE**

No. 57

We all have the power to prevent AIDS

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 287

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 528 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 THE STANDING FAMILY TRUST (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 1225 (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 528".

1.2 Design

The township shall consist of erven as indicated on General Plan No. S.G. 8678/2002.

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, but excluding conditions 1 to 9 in Deed of Transfer T228/1941, which shall not be passed on to the erven in the township.

1.5 Access

No ingress from Kelly Road to the township and no egress to Kelly Road shall be allowed from the township, except along the north-eastern section of the internal road (Erf 2523) where it abuts Kelly Road.

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 that of the surrounding townships and 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 the 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 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.
- 1.9.3 All Telkom plants shall be protected and any repositioning/removal shall be done on a repayable basis.
- 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.
- 1.10.4 The township owner shall obtain a demolition certificate from the Director: District Health Care Services for the demolition of the existing building, if and when necessary.
- 1.11 Transfer of road portion after proclamation of the township
- Upon proclamation of the township, the road portion (Erf 2523) shall, as soon as the roadway has been constructed by the township owner to the satisfaction of the City Council, be transferred free of any costs and considerations, by the township owner to the Homeowners Association contemplated in (1.12) below.
- 1.12 Formation of the Homeowners Association to be Constituted Upon Proclamation of the Township.
- 1.12.1 Upon proclamation of the township, the township owner shall at his own expense, properly and legally constitute a Homeowners Association for the subdivided portions (association incorporated under Section 21 of Act 61 of 1973), prior to, or simultaneously with the sale of the first subdivided portion.
- 1.12.2 The construction and the maintenance of the roadway portion within the township (Erf 2523) shall be the responsibility of the township owner until such time that the roadway portion is transferred to the Homeowners Association.
- 2. CONDITIONS OF TITLE**
- 2.1 Servitudes
- 2.1.1 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 the street boundary, 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.
- 2.1.2 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 metres 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 Erf 2516 and Erf 2517 are subject to a Right of Way Servitude over the panhandle area for access purposes in favour of the other portion.
- 2.1.5 Erf 2512 and Erf 2513 are subject to a Right of Way Servitude over a portion of the panhandle area for access purposes in favour of the other portion.
- 2.1.6 Erven 2521, 2522 and 2510 are subject to a servitude in order to create a turning circle in favor of all portions within the township.
- 2.2 Formation and duties of the Homeowners Association to be constituted upon the registration of Erven 2510 to 2522
 - 2.2.1 Each and every owner of the subdivided residential portions (Erven 2510 to 2522) shall become a member of the Homeowners Association contemplated in (1.12) upon transfer of the erf.
 - 2.2.2 The Homeowners Association shall be fully responsible for the functioning and proper maintenance of the access erf, as well as the essential services (excluding the sewerage reticulation), contained therein, to the satisfaction of the Council.
 - 2.2.3 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.

LOCAL AUTHORITY NOTICE 288

NOTICE OF APPROVAL

BEDFORDVIEW AMENDMENT SCHEME 1113

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 528 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 1113.

PAUL MASEKO, City Manager
 Development Planning, P O Box 145, Germiston, 1400
 Date :
 Notice no :

PLAASLIKE BESTUURSKENNISGEWING 287**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 Diensleweringentrum, hiermee die dorp Bedfordview, Uitbreiding 528 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR DIE STANDING FAMILY TRUST (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 1225 ('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 528".

1.2 Ontwerp

Die dorp bestaan uit erwe soos aangedui op Algemene Plan No. L.G. 8678/2002.

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, maar met die uitsluiting van voorwaardes 1 tot 9 in Titellakte T228/1941, wat nie op die erwe in die dorp oorgedra sal word nie.

1.5 Toegang

Geen ingang vanaf Kellyweg na die dorp en geen uitgang na Kellyweg vanaf die dorp sal toegelaat word nie, behalwe langs die noord-oostelike gedeelte van die interne pad (Erf 2523) waar dit grens aan Kellyweg.

1.6 Verwydering van rommel

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

1.7 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.

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 dorpseienaar gedra word.****1.8.2 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.**

1.9 Ingenieursdienste

1.9.1 Die dorpseienaar 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).

1.9.2 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 dorpseienaar, op eie koste.

1.9.3 Alle Telkomdienste sal beskerm word en enige verskuiwing/verwydering sal vergoed moet word.

1.10 Sloping van geboue en strukture

1.10.1 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.

1.10.2 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.

1.10.3 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.

1.10.4 Die dorpseienaar sal 'n slopingertifikaat van die Direkteur: Distrik Gesondheidsdienste verkry vir die sloping van die bestaande gebou indien en wanneer dit vereis word.

1.11 Oordrag van padgedeelte na die proklamasie van die dorp

Die padgedeelte (Erf 2523), sal op proklamasie van die dorp en sodra die pad tot bevrediging van die Stadsraad, deur die dorpseienaar gebou is, oorgedra word deur die dorpseienaar, op eie koste, na die Huiseienaars Vereniging, soos in (1.12) hieronder voorgestel.

1.12 Stigting van die Huiseienaars Vereniging op proklamasie van die dorp

1.12.1 Op proklamasie van die dorp, sal die dorpseienaar op eie koste, 'n Huiseienaars Vereniging stig vir die onderverdeelde gedeeltes (assosiasie geïnkorporeer onder Artikel 21 van Wet 61 van 1973), voordat, of gelyktydig met die verkoop van die eerste onderverdeelde gedeelte.

1.12.2 Die konstruksie en onderhoud van die padgedeelte binne die dorpsgebied (Erf 2523) sal die verantwoordelikheid van die dorpseienaar wees, totdat die padgedeelte oorgedra word aan die Huiseienaars Vereniging.

2. TITELVOORWAARDES

2.1 Serwitute

2.1.1 Alle erwe is onderworpe aan 'n serwituut, 2 meter 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, 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 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.

2.1.3 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 goeëdunke 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 voorgenoemde doel, onderworpe daaraan dat die Stadsraad enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke veroorsaak word.

- 2.1.4 Erf 2516 en Erf 2517 is onderworpe aan 'n Serwituut van Reg van Weg oor die pypsteelgedeelte vir toegangsdoeleindes ten gunste van die ander gedeelte.
- 2.1.5 Erf 2512 en Erf 2513 is onderworpe aan 'n Serwituut van Reg van Weg oor 'n gedeelte van die pypsteelgedeelte vir toegangsdoeleindes ten gunste van die ander gedeelte.
- 2.1.6 Erwe 2521, 2522 en 2510 is onderworpe aan 'n serwituut ten einde 'n draaisirkel te skep ten gunste van al die gedeeltes in die dorp.
- 2.2 Stigting en rol van die Huisseenaars Vereniging wat gestig staan te word op registrasie van Erwe 2510 tot 2522
- 2.2.1 Elke eienaar van die onderverdeelde residensiële gedeeltes (Erwe 2510 tot 2522) sal 'n lid van die Huisseenaars Vereniging soos voorgestel in (1.12) word op oordrag van die erf.
- 2.2.2 Die Huisseenaars Vereniging sal verantwoordelik wees vir die werking en onderhoud van die toegangserf, asook die dienste (uitgesluit riool dienste), wat in die padreserwe voorkom, tot bevrediging van die Stadsraad.
- 2.2.3 Die Huisseenaars Vereniging sal die reg hê om van elke lid van die Huisseenaars Vereniging, geld te hef om die kostes te dek wat aangegaan word om die funksies van die Huisseenaars Vereniging te vervul, en sal geregtelik die fooie mag terugeis indien enige lid nie sy heffing betaal nie.

PLAASLIKE BESTUURSKENNISGEWING 288

KENNIS VAN GOEDKEURING

BEDFORDVIEW WYSIGINGSKEMA 1113

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 528 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 1113

PAUL MASEKO, Stadsbestuurder
Development Planning, Posbus 145, Germiston, 1400
Datum :
Kennisgewing no :