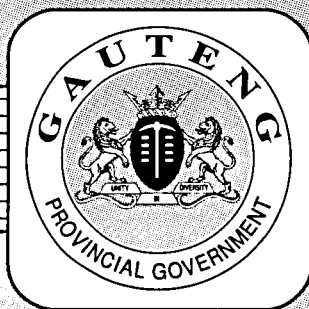


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

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

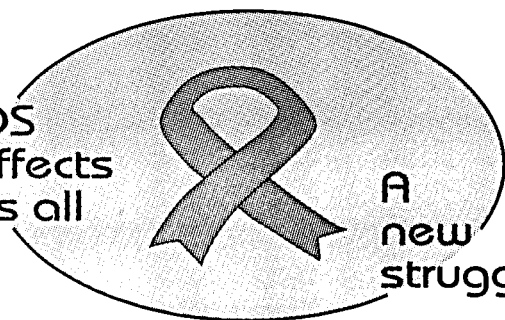
Vol. 10

PRETORIA, 5 APRIL 2004

No. 134

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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GENERAL NOTICES

NOTICE 1036 OF 2004

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, Edenvale Customer Care Centre, hereby declares the township of Bedfordview Extension 527 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 RCR INVESTMENTS CC REGISTRATION NO CK 1996/063293/23 (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 1233 (A PORTION OF PORTION 36) OF THE FARM ELANDSFONTEIN 90 IR, GAUTENG PROVINCE, HAS BEEN GRANTED:

1. CONDITIONS OF ESTABLISHMENT

1.1 Name

The name of the township shall be "Bedfordview Extension 527".

1.2 Design

The township shall consist of erven and streets as indicated on General Plan SG No 7501/2003.

1.3 Street Names

Norman and Pamin Road are acceptable as they are existing street names.

1.4 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 a park (Public Open Space). Such amount shall be determined as prescribed in the above-mentioned Regulations.

1.5 Disposal of Existing Conditions of Title

All erven shall be made subject to existing conditions and servitudes, if any, including the Servitude diagram vide 2291/1973 which affects Erf 2601 in the township.

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 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. Requirements of Regulation R1182 and R1183 of the Environmental Conservation Act 79 of 1989 are to be complied with.

1.7.2 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 Engineering Services

1.8.1 The township owner is responsible for making the necessary arrangements for the provision of all engineering services including a sewer extension at the cost of the owner and the payment of External Services Contributions in terms of the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

1.8.2 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 Formation Of Homeowners Association

1.9.1 The township owner shall at his own expense, properly and legally constitute a Homeowners Association, for the proposed Erven 2601 to 2608 in the township.

1.9.2 The construction and maintenance of the internal roadway shall be the responsibility of the township owner prior to and on transfer of the first Erf in the township.

1.9.3 The Township owner shall, prior to proclamation of the Township, register at its own expense, a Right of Way Servitude as indicated on the General Plan SG No 7501/2003 in favour of the Home Owners Association and affects all erven except Erf 2604.

1.10 Duties Of The Homeowners Association To Be Constituted Upon Proclamation Of The Township

1.10.1 Each and every owner of a residential erf in the township shall become a member of the Homeowners Association upon transfer of the erf.

1.10.2 The Homeowners Association shall be fully responsible for the functioning and proper maintenance of the servitude area for roadway purposes, as well as the essential services (excluding the sewerage reticulation), contained therein, to the satisfaction of the Council.

1.10.3 The Homeowners Association shall have the legal power to levy from each and every member of the Homeowners Association, the cost incurred in fulfilling its functions and shall have legal recourse to recover such fees in the event of a default in payments by any member.

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 a 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 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 metres therefrom.

2.1.3 The 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.

NOTICE 1037 OF 2004

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 527 Township.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Executive Director: Development Planning, P.O. Box 25 Edenvale 1600 and are open for inspection at all reasonable times.

This amendment is known as Bedfordview Amendment Scheme 1202.

PAUL MASEKO, City Manager
Development Planning, P.O. Box 25 Edenvale 1600

PLAASLIKE BESTUURSKENNISGEWING 1036**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, Edenvale Klientediens Sentrum, hiermee die dorp Bedfordview Uitbreiding 527 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR RCR INVESTMENTS CC REGISTRATION NO CK 1996/063293/23 (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 1233 ('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 527".

1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan No. L.G. No. No7501/2003

1.3 Straatname

Normanweg en Paminweg is aanvaarbaar aangesien dit bestaande straatname is.

1.4 Begiftiging

Die dorpseienaar moet ingevolge die bepalings van Artikel 63 van die Ordonnansie op Dorpsbeplanning en Dorpe, 15 van 1986 (soos gewysig), en Regulasie 43 van die Dorpsbeplanning en Dorpe Regulasies 'n begiftiging aan die stadsraad betaal vir die voorsiening van grond vir park doeleindes (Openbare oopruimte). Die bedrag moet bepaal word soos voorgeskryf in die voorgenoemde regulasies.

1.5 Beskikking Oor Bestaande Titellooswaardes

Alle erwe moet onderhewig gemaak word aan bestaande voorwaardes en servitude, indien enige, ingesluit die servituut diagram vide 2291/1973 wat Erf 2601 in die dorp raak.

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 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. Voorwaardes van Regulasie R1182 en R1183 van die Omgewingsbewarings Wet 79 van 1989 moet aan voldoen word.
- 1.7.2 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 Ingenieursdienste
- 1.8.1 Die dorpseienaar is verantwoordelik om bevredigende reëlings te tref vir die voorsiening van alle ingenieursdienste, ingesluit 'n riooluitbreiding teen die eienaar se onkoste en die betaling van Eksternedienstebydraes ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).
- 1.8.2 Alle bestaande munisipale dienste op die erwe in die dorp sal deur die dorpseienaar op eie koste deur serwitute beskerm word, tot bevrediging van die Stadsraad, geregistreer ten gunste van die Stadsraad, wanneer die Stadsraad dit vereis.
- 1.9 Totstandbringings Van Huiseienaarsverenigings
- 1.9.1 Die dorpseienaar sal op eie koste, 'n Huiseienaarsvereniging behoortlik en wettiglik stig vir die voorgestelde Erwe 2601 tot 2608 in die dorp.
- 1.9.2 Die konstruksie en onderhoud van die interne padgedeelte binne die dorp moet die verantwoordelikheid van die dorpeienaar wees voor en op oordrag van die eerste erf in die dorp.
- 1.9.3 Die dorpseienaar sal op eie onkoste, voor proklamasie van die dorp 'n reg van weg servituut registreer soos aangedui op die Algemene Plan LG No. 7501/2003 ten gunste van die Huiseienaarsvereniging en beïnvloed alle erwe behalwe Erf 2604.
- 1.10 Pligte Van Die Huiseienaarsvereniging Wat Gekonstitusioneer Moet Word Op Proklamasie Van Die Dorp.
- 1.10.1 Een en elke eienaar van 'n erf in die dorp sal 'n lid van die Huiseienaarsvereniging word ten tye van die oordrag van die erf.
- 1.10.2 Die Huiseienaarsvereniging sal ten volle verantwoordelik wees vir die werking en behoorlike instandhouding van die servituut gedeelte vir paddoeleindes, sowel as die noodsaaklike dienste (uitgesluit die rioolretikulering) daarin vervat, tot die bevrediging van die Stadsraad.
- 1.10.3 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

- 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 rioolhoofpyleiding en ander werke wat hy volgens goeë dunske 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.

KENNISGEWING 1037 VAN 2004

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 527 Dorp bestaan, goedgekeur het.

Kaart 3 en die Skemaklousules van die Wysigingskema word in bewaring gehou by die Uitvoerende Direkteur: Ontwikkelingsbeplanning, Posbus 25 Edenvale 1600 en is te alle redelike tye ter insae beskikbaar.

Hierdie wysiging staan bekend as Bedfordview Wysigingskema 1202

PAUL MASEKO, Stadsbestuurder
Ontwikkelingsbeplanning, Posbus 25 Edenvale 1600