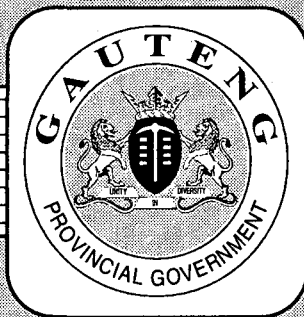


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
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**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

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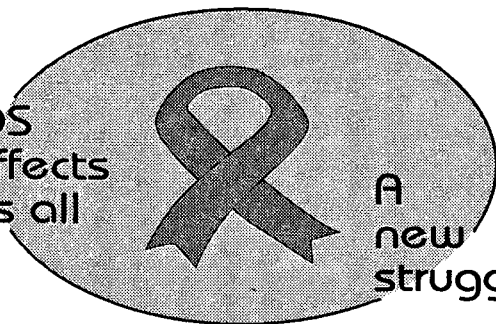
Vol. 10

**PRETORIA, 21 JANUARY 2004
JANUARIE**

No. 22

We all have the power to prevent AIDS

**AIDS
affects
us all**



**A
new
struggle**

Prevention is the cure

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 97

EKURHULENI METROPOLITAN MUNICIPALITY

DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986, the Ekurhuleni Metropolitan Municipality hereby declares Bedfordview Extension 511 Township to be an approved township subject to the conditions set out in the schedule hereto:

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY SIMVEST 22 CC REGISTRATION NO CK 2002/005678/23 (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 239 (A PORTION OF PORTION 26) 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 511."

1.2 Design

The township shall consist of erven as indicated on General Plan SG No 9873/2002.

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.

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 Lavin 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 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 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 acceptable building plans to the City Council, for approval in terms of the provisions of the National Building Regulations, for all building 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 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. 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 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.

2.2 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 DUTIES OF THE HOMEOWNERS ASSOCIATION TO BE CONSTITUTED UPON PROCLAMATION OF THE TOWNSHIP

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

2.4.2 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.

- 2.4.3 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.

LOCAL AUTHORITY NOTICE 98

NOTICE OF APPROVAL

BEDFORDVIEW AMENDMENT SCHEME 1164

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 511 Township.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed at the Civic Centre, Van Riebeeck Avenue, Edenvale are open for inspection at all reasonable times.

This amendment is known as Bedfordview Amendment Scheme 1164.

PLAASLIKE BESTUURSKENNISGEWING 97

EKURHULENI METROPOLITAANSE MUNISIPALITEIT

VERKLAARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe 15 van 1986, verklaar die Ekurhuleni Metropolitaanse Munisipaliteit hierby dat die Dorp Bedfordview Uitbreiding 511 Dorp tot 'n goedgekeurde dorp verklaar is onderworpe aan die voorwaardes soos in die meegaande Bylae uiteengesit.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR SIMVEST 22 REGISTRASIE NOMMER CK 2002/005678/23 (HIERNA GENOEM DIE EIENAAR) INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP OP GEDEELTE 239 ('N GEDEELTE VAN GEDEELTE 26) VAN DIE PLAAS ELANDSFONTEIN 90IR, GAUTENG PROVINSIE TE STIG, TOEGESTAAN IS:

1. STIGTINGSVOORWAARDES

1.1 Naam

Die naam van die dorp is "Bedfordview Uitbreiding 511".

1.2 Ontwerp

Die dorp bestaan uit erwe soos aangetoon op Algemene Plan LG No. 9873/2002.

1.3 Begiftiging

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

1.4 Beskikking oor Bestaande Titelvoorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige, insluitend die voorbehoud van mineraleregte.

1.5 Verwydering van Vullis

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

1.6 Toegang

Toegang na alle erwe in die dorp moet voorsien word vanaf Lavinstraat tot die bevreëdiging 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 Sloping van Geboue of Strukture

1.9.1 Die dorpseienaar moet op eie onkoste alle geboue en strukture wat oor boulyne, kantruimtes, padreserwes of oor gedeelde grense is laat sloop.

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

1.9.3 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 bevreëdiging van die Stadsraad.

1.10 Ingenieursdienste

1.10.1 Die dorpseienaar moet die nodige reëlings tref vir die voorsiening van en installering van die ingenieursdienste en die betaaling van grootmaatsdiensbydraes in terme van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986. (Ordonnansie 15 van 1986).

1.10.2 Die dorpseienaar moet op eie onkoste alle bestaande munisipale dienste op die erwe binne die dorp beskerm deur middel van geskikte servitute te registreer ten gunste van die Raad tot die bevreëdiging van die Raad, soos en wanneer vereis word deur die Raad.

2. TITELVOORWAARDES

2.1 Alle erwe is onderworpe aan 'n serwituit, 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 serwituit 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 serwituit mag afsien.

- 2.2 Geen geboue of ander strukture 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.
- 2.3 Die Stadsraad is geregtig om enige material wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke wat hy volgens goeiddunke 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.
- 2.4 **VERPLIGTINGE VAN DIE HUISEIENAARSVERENIGING**
- 2.4.1 Elke eienaar van die residensiële gedeeltes moet 'n lid van die Huiseienaarsvereniging word op oordrag van die erf.
- 2.4.2 Die huiseienaarsvereniging besit volle verantwoordelikheid vir die werking en behoorlike onderhoud van die serwituut area vir pad doeleindes, sowel as die noodsaaklike dienste (uitstuitend die rooilstelsel), wat daarin voorkom tot die bevrediging van die Raad.
- 2.4.3 Die huiseienaarsvereniging sal oor die wetlike mag beskik om van alle lede van die huiseienaarsvereniging 'n heffing te vereis om kostes te verhaal wat aangegaan word in die uitvoering van sy werksaamhede en beskik verder oor wetlike maatreëls om sodanige kostes te verhaal in geval van versuim van 'n lid om te betaal.

PLAASLIKE BESTUURSKENNISGEWING 98

KENNIS VAN GOEDKEURING

BEDFORDVIEW WYSIGINGSKEMA 1164

Die Ekurhuleni Metropolitan Municipality 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 511 Dorp bestaan, goedgekeur het.

Kaart 3 en die Skemaklousules van die Wysigingskema word in bewaring te Burgersentrum, Van Riebeecklaan, Edenvale en is te alle redelike tye ter insae beskikbaar.

Hierdie wysiging staan bekend as Bedfordview Wysigingskema 1164.

PAUL MASEKO, Stadsbestuurder
 Burgersentrum, Posbus 25, Edenvale, 1610
 Datum 16 Januarie 2004
 Kennisgewing no: 3/2004

