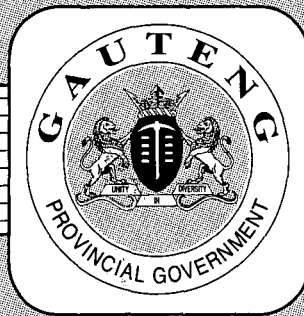


**THE PROVINCE OF
GAUTENG**



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GAUTENG**

Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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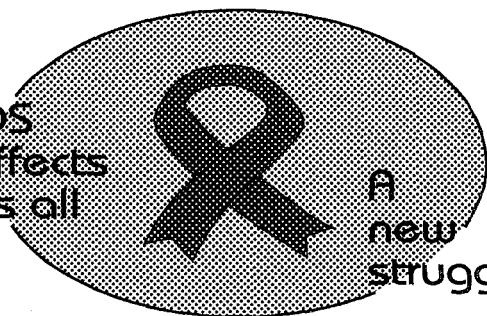
Vol. 10

PRETORIA, 12 OCTOBER
OKTOBER 2004

No. 431

We all have the power to prevent AIDS

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affects
us all



A
new
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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 2163

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 479 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 GRAND ASIA STAR PROPERTIES (PTY) LTD REGISTRATION NUMBER 2000/001426/07 (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 1235 (A PORTION OF PORTION 1234) OF THE FARM ELANDSFONTEIN 90 IR, PROVINCE GAUTENG HAS BEEN GRANTED:

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be "BEDFORDVIEW EXTENSION 479".

1.2 DESIGN

The township shall consist of erven and streets as indicated on general Plan number 8368/2003.

1.3 ENDOWMENT

The township owner shall, in terms of the provisions of section 92 of the Town Planning and Townships Ordinance, 25 of 1965 (as amended), and regulation 43 of the Town Planning and Townships Regulations, pay a contribution to the Council for the provision of land for a park (Public Open Space).

1.4 DISPOSAL OF EXISTING CONDITIONS OF TITLE

All conditions and servitudes, except conditions pertaining to mineral rights in favour of Geldenhuis Deep Limited, a right of way servitude as indicated by Notarial Deed K2738/1982S and a Stormwater Servitude as indicated by Notarial Deed K2812/1988S, are to be cancelled.

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 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

1.6.1 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.

1.6.2 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 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.
- 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 which do not conform to either the Town Planning Scheme or the National Building Regulations to be demolished.
- 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 ENGINEERING SERVICES

- 1.8.1 The township owner is responsible for making the necessary arrangements for the provision of all engineering services in terms of the provisions of the Town Planning and Townships Ordinance, 1986, bulk service contributions are payable, the amounts to be determined when arrangements for services are addressed.
- 1.8.2 All existing municipal services on the erf 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 AND DUTIES OF THE HOME OWNERS ASSOCIATION TO BE CONSTITUTED

- 1.9.1 The township owner shall at his own expense, properly and legally constitute a home owners association (association incorporated under section 21 of Act 61 of 1973), prior to or simultaneously with the registration of the first erf when the township is subdivided.
- 1.9.2 Each and every owner of an erf shall become a member of the home owners association upon transfer of the portion and will remain a member until the erf is transferred.
- 1.9.3 The home owners association shall be fully responsible for the functioning and proper maintenance of the portions for roadway servitude, as well as the essential services (excluding the sewerage reticulation), contained therein, to the satisfaction of the Council.
- 1.9.4 The home owners association shall have the legal power to levy from each and every member of the home owners 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.
- 1.9.5 The construction and the maintenance of the roadway portions shall be the responsibility of the township owner until such time that the roadway portions are transferred to the home owners associations.

2. CONDITIONS OF TITLE

2.1 SERVITUDES

- 2.1.1 All erven are subject to a servitude, 2 metres wide, in favour of the 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 Council : Provided that the 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 Council.

2.2 ALL ERVEN EXCEPT 2598

Subject and entitled to the Servitude of Right of Way for access purposes as indicated on the General Plan

LOCAL AUTHORITY NOTICE 2164

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 479 Township.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Executive Director: Ekurhuleni Metropolitan Council: Second Floor, Room 234, Corner Hendrik Potgieter and van Riebeeck Road, Edenvale and are open for inspection at all reasonable times.

This amendment is known as Bedfordview Amendment Scheme 1238.

PAUL MASEKO, City Manager
Development Planning, P O Box 25, Edenvale, 1609

Date:

Notice no:

**PLAASLIKE BESTUURSKENNISGEWING 2163
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 479 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR GRAND ASIA STAR PROPERTIES (EDMS) BEPERK REGISTRASIE NOMMER 2000/001426/07 (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 1235 ('N GEDEELTE VAN GEDEELTE 1234) 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 479".

1.2 ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan No. L.G. No. 8368/2003.

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 voorwaardes en servituute, behalwe voorwaardes met verwysing na mineraal regte ten gunste van Geldenhuis Deep Limited, 'n reg van weg servituut soos angedui op Notariele Akte K 2738/1982S en 'n stormwater servituut soos aangedui op Notariele Akte K 2738/1982S, moet gekanseller word.

1.5 VERWYDERING VAN VULLIS

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

1.6 VERWYDERING OF VERVANGING VAN MUNISIPALE DIENSTE

1.6.1 As daar vir enige rede vanweë die dorpstigting nodig sou wees om bestaande munisipale , moet dit teen die onkoste van die dorpseienaar wees.

1.6.2 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.

1.7 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 INGENIEURSDIENSTE

- 1.8.1 Die dorpseienaar 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.
- 1.8.2 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 TOTSTANDBRINGING EN PLIGTE VAN DIE HUISEIENAARSVERENIGING WAT GEKONSTITISIONEER MOET WORD

- 1.9.1 Die dorpseienaar sal op eie koste, 'n Huseienaarsvereniging behoorlik en wettiglik stig vir die erwe (assosiasie geïnkorporeer onder Artikel 21 van Wet 61 van 1973), voor, of gelyktydig met die registrasie van die eerste erf.
- 1.9.2 Een en elke eienaar van 'n gedeelte sal 'n lid van die Huseienaarsvereniging word ten tye van die oordrag van die erf en sal 'n lid bly tot die erf oorgedra is.
- 1.9.3 Die Huseienaarsvereniging sal ten volle verantwoordelik wees vir die werking en behoorlike instandhouding van die reg van weg serwituut, sowel as die noodsaaklike dienste (uitgesluit die rioolretikulاسie) daarin vervat, tot die bevrediging van die Stadsraad.
- 1.9.4 Die Huseienaarsvereniging sal die wettige mag hê om van een en elke lid van die Huseienaarsvereniging die kostes te verhaal wat aangegaan is om sy funksies te vervul en sal regsmittele hê om sulke uitgawes te verhaal ingeval van die wanbetaling deur enige lid.
- 1.9.5 Die konstruksie en die onderhoud van die pad op die reg van weg serwituut binne die onderverdeling is die verantwoordelikheid van die dorpseienaar totdat die pad oorgedra word aan die Huseienaarsvereniging.

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 rioolhoofpypleiding en ander werke wat hy volgens goeë dunnke 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.

2.2 ALLE ERWE BEHALWE 2598

Die erwe is onderworpe en gemagtig op die Reg van Weg Servituut for toegangs doeleindes soos aangedui op die algemene plan.

PLAASLIKE BESTUURSKENNISGEWING 2164

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 479 Dorp bestaan, goedgekeur het.

Kaart 3 en die Skemaklousules van die Wysigingskema word in bewaring gehou by die Uitvoerende Direkteur: Ekurhuleni Metropolitaanse Raad, Tweede Verdieping, Kamer 234, Hoek van Hendrik Potgieter en van Riebeeckstraat Edenvale, en is te alle redelike tye ter insae beskikbaar.

Hierdie wysiging staan bekend as Bedfordview Wysigingskema 1238.

PAUL MASEKO, Stadsbestuurder
Ontwikkelingsbeplanning, Posbus 25, Edenvale, 1609.
Datum:
Kennisgewing no: