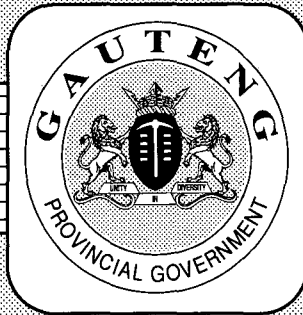


**THE PROVINCE OF
GAUTENG**



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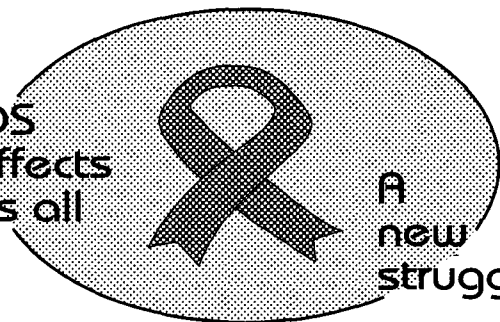
Vol. 10

PRETORIA, 10 MARCH
MAART 2004

No. 93

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 396

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 492 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 SPRING LIGHTS 1021 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 1204 (A PORTION OF PORTION 36) ELANDSFONTEIN 90 IR, PROVINCE OF GAUTENG, HAS BEEN GRANTED:

1. CONDITIONS OF ESTABLISHMENT

1.1 Name

The name of the township shall be: "Bedfordview Extension 492".

1.2 Design

The township shall consist of erven and streets as indicated on General Plan No. S.G. No. 4742/2002.

1.3 Endowment

The township owner shall, in terms of the provisions of Section 63 and 92 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).

1.4 Disposal of Existing Conditions of Title

All erven shall be made subject to existing conditions, including the reservation of the mineral rights, and servitudes with specific reference to the servitude of right of way as depicted on SG diagram No. A 3398/68.

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 Acceptance and Disposal of Stormwater

The township owner shall arrange for the drainage of the township to fit in with that of Bedfordview Extensions 227 & 281 Townships and for all the stormwater running off or being diverted from the road to be received and disposed of.

1.7 Removal or Replacement of Municipal Services

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.
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.

1.8 Demolition of Buildings or Structures

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.
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.
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.

1.9 Engineering Services

The township owner is responsible for making the necessary arrangements for the provision of all engineering services and payment of external services contributions in terms of the provisions of the Town Planning and Townships Ordinance, 1986 (15 of 1986).

1.10 Formation and Duties of the Home Owners Association to Be Constituted After the Proclamation of the Township

1. Upon the proclamation of the township, the township owner shall at his own expense, properly and legally constitute a home owners 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.
2. Each and every owner of a residential erf shall become a member of the home owners association upon transfer of the erf.
3. The home owners association shall be fully responsible for the functioning and proper maintenance of the portion for roadway purposes, as well as the essential services (excluding the sewerage reticulation), contained therein, to the satisfaction of the City Council.
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.

5. The construction and the maintenance of the roadway portion within the township 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

All erven are subject to a servitude, 2 m 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 m 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. 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 m therefrom.

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.

4. All existing municipal services on the erven within the township shall be protected by means of suitable servitudes to the satisfaction of the City Council, registered in favour of the City Council, as and when required by the City Council, by the owner at his own expense.

LOCAL AUTHORITY NOTICE 397

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 492 Township.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Executive Director: Ekurhuleni Metropolitan Council, Development Planning, Second Floor, Room 324, Cnr van Riebeeck and Hendrik Potgieter Road, Edenvale and are open for inspection at all reasonable times.

This amendment is known as Bedfordview Amendment Scheme 1198.

PAUL MASEKO, City Manager
Development Planning, P O Box 25 Edenvale 1610
Date 9 March 2004:

Notice no

**PLAASLIKE BESTUURSKENNISGEWING 396
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 492 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR SPRING LIGHTS 1021 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 GEDEELTE 1204 ('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 492".

1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan No. L.G. No. 4742/2002.

1.3 Begiftiging

Die dorpseienaars moet kragtens die bepalings van Artikel 63 en 92 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).

1.4 Beskikking Oor Bestaande Titelvoorwaardes

Alle erwe moet onderhewig gemaak word aan bestaande voorwaardes, met inbegrip van die voorbehoud van die regte op minerale, en serwitute met spesifieke verwysing na die reg van weg serwituut soos aangedui op Diagram L.G. No A 3398/68.

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 Aanvaarding En Verwydering Van Stormwater

Die dorpseienaar moet sorg dat die dreinerings van die dorp aanpas by die van Bedfordview Uitbreidings 227 & 281 en vir al die stormwater wat afloop en herfel word vanaf die pad om ontvang en verwyder te word.

1.7 Verwydering Of Vervanging Van Munisipale Dienste

1. As daar vir enige rede vanweë die dorpstigting nodig sou wees om bestaande munisipale dienste te verwyder of te vervang, moet dit teen die onkoste van die dorpseienaar wees.

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.

1.8 Sloping Van Geboue of Strukture

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.
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.
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.

1.9 Ingenieursdienste

Die dorpseienaar is verantwoordelik om bevredigende reëlings te tref vir die voorsiening van alle ingenieursdienste en die betaling van bydraes ingevolge die bepaling van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986. (15 van 1986).

1.10 Totstandbringings En Pligte Van Die Huiseienaarsvereniging Wat Gekonstitusioneer Moet Word Na Die Proklamasie Van Die Dorp.

1. Op proklamasie van die dorp, sal die dorpseienaar op eie koste, 'n Huiseienaarsvereniging behoorlik en wettig 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. Een en elke eienaar van 'n residensiele gedeelte sal 'n lid van die Huiseienaarsvereniging word ten tye van die oordrag van die erf.
3. Die Huiseienaarsvereniging sal ten volle verantwoordelik wees vir die werking en behoorlike instandhouding van die padgedeelte, sowel as die noodsaaklike dienste (uitgesluit die rioolretikulering) daarin vervat, tot die bevrediging van die Stadsraad.
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 regsmiddele hê om sulke uitgawes te verhaal ingeval van die wanbetaling deur enige lid.
5. Die konstruksie en die onderhoud van die padgedeelte binne die dorp sal die verantwoordelikheid van die dorpseienaar wees totdat die padgedeelte oorgedra is aan die Huiseienaarsvereniging.

2. TITELVOORWAARDES

2.1 Serwitute

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. 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.
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, en sal verder geregtig wees tot redelike toegang 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.
4. Alle bestaande munisipale dienste op die erwe in die dorp sal deur die dorps-eienaar op eie koste beskerm word deur serwitute, tot bevrediging van die Stadsraad, geregistreer ten gunste van die Stadsraad, wanneer die Stadsraad dit vereis.

PLAASLIKE BESTUURSKENNISGEWING 397

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 Dorpsbeplanningkema 1995, wat uit dieselfde grond as die dorp Bedfordview Uitbreiding 492 Dorp bestaan, goedgekeur het.

Kaart 3 en die Skemaklousules van die Wysigingskema word in bewaring gehou by die Uitvoerende Direkteur: Ekurhuleni Metropolitaanse Raad, Ontwikkelingsbeplanning, Tweede verdieping, Kamer 324 Hoek van Hendrik Potgieter en van Riebeeckstraat Edenvale en is te alle redelike tye ter insae beskikbaar.

Hierdie wysiging staan bekend as Bedfordview Wysigingskema 1198.

PAUL MASEKO, Stadsbestuurder

Development Planning, Posbus 25, Edenvale 1610.

Datum 9 Maart 2004:

Kennisgewing no :