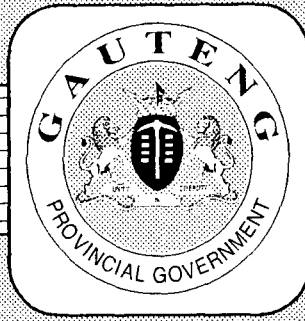


**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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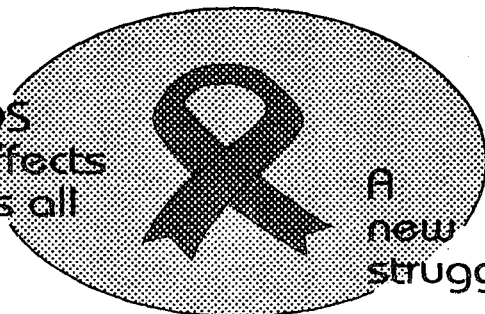
Vol. 11

PRETORIA, 9 JUNE 2005  
PRETORIA, 9 JUNIE 2005

No. 246

**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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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 1260

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 Service Delivery Centre, hereby declares the township of Bedfordview, Extension 545 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 BIZ AFRIKA 1678 (PTY) LTD (HEREINAFTER REFERRED TO AS THE OWNER) UNDER THE PROVISIONS OF SECTION 96 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 1261 (A PORTION OF PORTION 1260) 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 545.

##### 1.2. DESIGN

The township shall consist of erven and streets as indicated on General Plan no. 1073/2005.

##### 1.3. 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 Council for the provision of land for parks (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.

##### 1.5. ACCESS

1.5.1. Ingress from Mirage Road to the township and egress to Mirage Road from the township shall be provided to the satisfaction of the Council.

1.5.2. The township owner shall at his own expense, submit a geometric design layout (scale: 1:500) of the ingress and egress points referred to in (2.5.1) above as well as the specifications for the construction of the accesses to the Director: Technical Services for approval. The township owner shall, after the approval of the layout and specifications, construct the said ingress and egress points at his own expense to the satisfaction of the Director: Technical Services.

##### 1.6. ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with the existing stormwater system 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

1.7.1. 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.

1.7.2. All municipal services that cross the erven shall be removed and relocated by, and at the cost of the township owner, as and when required by the Council.

1.8. REPOSITIONING OF CIRCUITS

If, for some reason due to the establishment of the township, it should become necessary to reposition any existing circuits of the Electricity Supply Commission (ESKOM), the cost thereof shall be borne by the township owner.

1.9. ENGINEERING SERVICES

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

2. CONDITIONS OF TITLE

2.1. SERVITUDES

- 2.1.1. The erf is subject to a servitude, 2m wide, in favour of the City Council, for sewerage and other municipal purposes, along any two boundaries of the erf other than a street and rear boundary, and in the case of a panhandle erf, an additional servitude for municipal purposes 2m 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 2m 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. 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, by the owner at his own expense.

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**LOCAL AUTHORITY NOTICE 1261**

**NOTICE OF APPROVAL**

**BEDFORDVIEW AMENDMENT SCHEME 1277**

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 545 Township.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Executive Director: Development Planning, Edenvale CCC, Corner of Van Riebeeck and Hendrik Potgieter Avenue, Edenvale and are open for inspection at all reasonable times.

This amendment is known as Bedfordview Amendment Scheme 1277

*PAUL MASEKO, City Manager*

Development Planning, P O Box 25, Edenvale, 1610

Date : 6 June 2005

**PLAASLIKE BESTUURSKENNISGEWING 1260**

**EKURHULENI METROPOLITAANSE MUNISIPALITEIT**

**VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge Artikel 103(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 of 1986), verklaar die Ekurhuleni Metropolitaanse Munisipaliteit, Edenvale Diensleweringentrum, hiermee die dorp Bedfordview, Uitbreiding 545 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

**BYLAE**

**VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR BIZ AFRIKA 1678 (EDMS) BEPERK (HIERNA DIE DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN ARTIKEL 96 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 15 OF 1986, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 1261 ('N GEDEELTE VAN GEDEELTE 1260) 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 545.

**1.2. ONTWERP**

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No 1073/2005

**1.3. BEGIFTIGING**

Die dorpseienaars moet kragtens die bepalings van Artikel 63 van die Ordonnansie op Dorpsbeplanning en Dorpe, 15 of 1986 (soos gewysig), en Regulasie 43 van die Dorpsbeplanning en Dorpe Regulasies, 'n bydrae betaal aan die Stadsraad vir die voorsiening van grond vir parke (Publieke Oopruimte).

**1.4. BESIKKING OOR BESTAANDE TITELVOORWAARDES**

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige.

**1.5. TOEGANG**

1.5.1. Ingang tot die dorp vanaf Mirageweg en uitgang vanaf die dorp na Mirageweg moet tot bevrediging van die Stadsraad voorsien word.

1.5.2. Die dorpseienaar moet op eie koste 'n geometriese uitleg (skaal 1:500) van die ingang- en uitgangspunte in 1.5.1 verwys, sowel as die spesifikasies vir die konstruksie van die toegange voorlê aan die Direkteur: Tegnieese Dienste vir goedkeuring. Die dorpseienaar moet, na die goedkeuring van die uitleg en spesifikasies, die ingang- en uitgangspunte op eie koste bou tot bevrediging van die Direkteur: Tegnieese Dienste.

**1.6. 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 aflowp of afgelei word, ontvang en versorg, tot bevrediging van die Stadsraad.

**1.7. VERWYDERING OF VERVANGING VAN MUNISIPALE DIENSTE**

1.7.1. Indien dit as gevolg van die stigting van die dorp nodig word om bestaande munisipale dienste te verwyder of te vervang, moet die koste daarvan deur die dorpseienaar gedra word.

1.7.2. Alle munisipale dienste wat oor gemeenskaplike grense van erwe geleë is, moet verwyder en hervestig word deur die dorpseniener, op eie koste, wanneer die Stadsraad dit vereis.

#### 1.8. HERPLASING VAN GELEIDINGS

Indien dit, vir enige rede as gevolg van die stigting van die dorp, nodig word om enige geleidings van die Elektrisiteitsvoorsieningskommissie (ESKOM) te verskuif, moet die koste daarvan deur die dorpseniener gedra word.

#### 1.9. INGENIEURSDIENSTE

Die dorpseniener is verantwoordelik vir die voorsiening van alle ingenieursdienste en betaling van eksterne ingenieursdienste ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

### 2. TITELVOORWAARDES

#### 2.1. SERWITUTE

2.1.1. Alle erwe is onderworpe aan 'n serwituut, 2m 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, 2m 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 2m daarvan geplant word nie.

2.1.3. Die Stadsraad is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke wat hy volgens goeie doedunke 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 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.

2.1.4. Alle bestaande munisipale dienste op die erwe in die dorp moet deur gepaste serwitute beskerm word tot bevrediging van die Stadsraad. Hierdie serwitute moet op die koste van die dorpseniener ten gunste van die Stadsraad geregistreer word.

## PLAASLIKE BESTUURSKENNISGEWING 1261

### KENNIS VAN GOEDKEURING

#### BEDFORDVIEW WYSIGINGSKEMA 1277

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 545 Dorp bestaan, goedgekeur het.

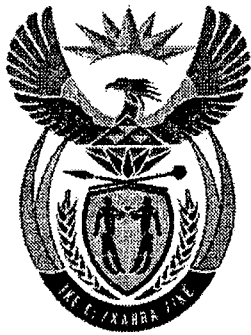
Kaart 3 en die Skemaklousules van die Wysigingskema word in bewaring gehou by die Uitvoerende Direkteur : Ontwikkelingsbeplanning, op die hoek van Van Riebeeck en Hendrik Potgieterstrate, Edenvale en is te alle redelike tye ter insae beskikbaar.

Hierdie wysiging staan bekend as Bedfordview Wysigingskema 1277

*PAUL MASEKO, Munisipale Bestuurder*

Ontwikkelingsbeplanning, Posbus 25, Edenvale, 1610

Datum : 6 Junie 2005



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**PUBLICATIONS DIVISION**

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with effect from 3 May 2005.**

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**Mr M Z Montjane  
Tel: (012) 334-4653  
Cell: 083 640 6121**

