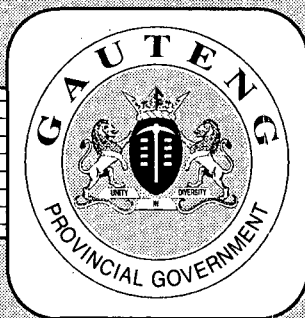


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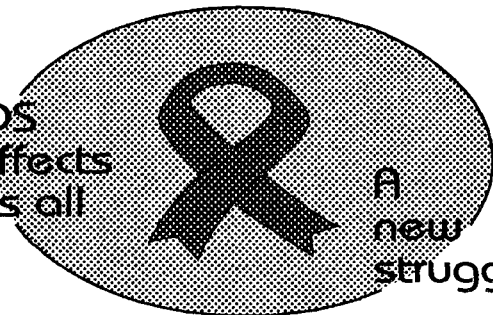
Vol. 11

PRETORIA, 15 JUNE 2005  
JUNIE

No. 258

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## LOCAL AUTHORITY NOTICES

### LOCAL AUTHORITY NOTICE 1328

#### 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 547 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 LIMOSA INVESTMENTS (PROPRIETARY) LIMITED (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 1049 (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 547"

1.2 Design

The township shall consist of erven and streets as indicated on General Plan SG 2136/2005

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 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.

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 Harper Road to the satisfaction of the Local Authority.

1.7 Acceptance and Disposal of Storm-water

The township owner shall arrange for the drainage of the township to fit in with that of the surrounding townships and for all the storm-water running off or being diverted from

the road to be received and disposed of, to the satisfaction of the Local Authority.

**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 the township owner, as and when required by the City Council.

**1.9 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.

**1.10 Demolition of Buildings Or Structures**

1.10.1 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.

1.10.2 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.

1.10.3 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.

**1.11 Engineering Services**

1.11.1 The township owner is responsible for making the necessary arrangements for the provision of internal engineering services to the satisfaction of the relevant department.

1.11.2 Once water, sewer and electrical networks have been installed, the same will be transferred to the Local Authority, free of cost, which shall maintain these networks (except internal streetlights) subject to (1.11.1) above.

1.11.3 All upgrading of the road network, as recommended by the traffic impact study, will be for the cost of the applicant, to the specifications and satisfaction of the Local Authority.

**1.12 Formation and duties of the Homeowners Association to be constituted after the Registration of the Erven 2715 to 2746**

1.12.1 Upon the registration of Erven 2715 to 2746 the township owner shall at his own expense, properly and legally constitute a home owners association for the erven

(association incorporated under Section 21 of Act 61 of 1973), prior to, or simultaneously with the sale of the first subdivided erf.

- 1.12.2 Each and every owner of a subdivided residential portion of Erven 2715 to 2746 shall become a member of the homeowners association upon transfer of the erf.
- 1.12.3 The home owners association shall be fully responsible for the functioning and proper maintenance of the Right of Way Servitude for Road Purposes, a guardhouse, as well as the essential services (excluding the sewerage reticulation), contained therein, to the satisfaction of the Council.
- 1.12.4 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 resources to recover such fees in the event of a default in payment by any member.
- 1.12.5 The construction and the maintenance of the road portion and the guardhouse on the right of way servitude shall be the responsibility of the township owner until such time that all the erven are transferred from the Township owner.

## 2. CONDITIONS OF TITLE

### SERVITUDES

#### **ERVEN 2715 to 2746**

- 2.1 The erf is 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.
- 2.2 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.
- 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 A Right-of-Way servitude as shown on the General Plan SG No. 2136/2005 shall be registered in favour of the Homeowners Association and the Local Authority, to provide access to Harper Road shall be registered over all the erven.
- 2.5 Erven 2718, 2726, 2734 and 2742 are subject to servitudes for stormwater purposes as indicated on the General Plan S G No. 2136/2005.

**LOCAL AUTHORITY NOTICE 1329**

**NOTICE OF APPROVAL**

**BEDFORDVIEW AMENDMENT SCHEME 1267**

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 547 Township.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Executive Director: Development Planning, Ekurhuleni Metropolitan Council, 2nd Floor, Room 324, 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 1267

**PAUL MASEKO, City Manager**

Development Planning, Ekurhuleni Metropolitan Council, 2nd Floor, Room 324, Corner Hendrik Potgieter and Van Riebeeck Road, Edenvale.

Date :

Notice no

**PLAASLIKE BESTUURSKENNISGEWING 1328****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 547 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

**BYLAE**

**VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR LIMOSA INVESTMENTS 324 (EIENDOMS) BEPERK (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 1049 ('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 547".

**1.2 Ontwerp**

Die dorp bestaan uit erwe soos aangedui op Algemene Plan No. L.G. 2136/2005

**1.3 Begiftiging**

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

**1.5 Verwydering van Vullis**

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

**1.6 Toegang**

Toegang tot die dorp moet vanaf Harperweg voorsien word, tot die bevrediging van die Plaaslike Bestuur.

**1.7 Aanvaarding En Verwydering Van Stormwater**

Die dorpseienaar moet sorg dat die dreinerings van die dorp aanpas by die bestaande stormwater stelsel vir al die stormwater wat afloop en herlei word vanaf die pad om ontvang en verwyder te word.

**1.8 Verwydering Of Vervanging Van Munisipale Dienste**

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

1.8.2 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.

#### 1.9 Herplasing van Aansluitings

As daar vir enige rede vanweë die dorpsstigting nodig sou wees om bestaande aansluitings van die Elektrisiteits Voorsienings Kommissie (EVKOM) te herplaas, moet dit teen die onkoste van die dorpseienaar wees.

#### 1.10 Sloping Van Geboue Of Strukture

1.10.1 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.

1.10.2 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.

1.10.2 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.

#### 1.11 Ingenieursdienste

1.11.1 Die dorpseienaar is verantwoordelik om bevredigende reëlings te tref vir die voorsiening van alle interne ingenieursdienste tot die bevrediging van die relevante departement.

1.11.2 Sodra water, riool en elektrisiese netwerke geïnstaleer is sal dit gratis aan die stadsraad oorgedra word, wat hierdie netwerke sal onderhou (uitgesluit interne straatligte) onderhewig aan 1.11.1 hierbo.

1.11.3 Alle opgraderings van die padnetwerk, soos deur die verkeersimpakstudie aanbeveel, sal vir die koste van die applicant wees, tot die spesifikasies en die bevrediging van die plaaslike bestuur.

#### 1.12 Totstandbringings en Pligte van die Huiseienaarsvereniging wat Gekonstitusioneer moet word na die Registrasie van Erwe 2715 tot 2746

1.12.1 Op registrasie van Erwe 2715 tot 2746, sal die dorpseienaar op eie koste, 'n Huiseienaarsvereniging behoorlik en wettiglik stig vir die erwe (assosiasie geïnkorporeer onder Artikel 21 van Wet 61 van 1973), voor, of gelyktydig met die verkoop van die eerste onderverdeelde erf.

1.12.2 Een en elke eienaar van 'n residensiele gedeelte van Erwe 2715 tot 2746 sal 'n lid van die Huiseienaarsvereniging word ten tye van die oordrag van die erf.



- 1.12.3 Die Huiseienaarsvereniging sal ten volle verantwoordelik wees vir die werking en behoorlike instandhouding van die reg van weg servituut vir pad doeleindes, 'n waghuis, sowel as die noodsaaklike dienste (uitgesluit die rioolretikulasie) daarin vervat, tot die bevrediging van die Munisipaliteit.
- 1.12.4 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 regsmittele hê om sulke uitgawes te verhaal ingeval van die wanbetaling deur enige lid.
- 1.12.5 Die konstruksie en die onderhoud van die pad en die waghuis op die reg van weg servituut sal die verantwoordelikheid van die dorpeienaar wees totdat all die erwe vanaf die dorpeienaar oorgedra is.

## 2 TITELVOORWAARDES

### SERWITUTE

#### ERWE 2715 tot 2746

- 2.1 Die erf is onderworpe aan 'n servituut, 2m 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 servituut 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 servituut mag afsien.
- 2.2 Geen geboue of ander struktuur mag binne die voorgenoemde servituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige servituut of binne 'n afstand van 2m daarvan geplant word nie.
- 2.3 Die Stadsraad is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleiding en ander werke wat hy volgens goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde servituut 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 'n Reg-van-Weg Servituut soos aangetoon op die Algemene Plan SG No. 2136/2005 sal geregistreer word ten gunste van die Huiseienaarsvereniging en die Plaaslike Bestuur om toegang tot Harperweg te gee en moet oor all die erwe geregistreer word.
- 2.5 Erwe 2718, 2726, 2734 en 2742 is onderhewig aan servitute vir stormwaterdoeleindes soos aangedui op die Algemene Plan SG 2136/2005.

**PLAASLIKE BESTUURSKENNISGEWING 1329****KENNISGEWING VAN GOEDKEURING****BEDFORDVIEW WYSIGINGSKEMA 1267**

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 547 Dorp bestaan, goedgekeur het.

Kaart 3 en die Skemaklousules van die Wysigingskema word in bewaring gehou by die Uitvoerende Direkteur: Ontwikkelingsbeplanning, Ekurhuleni Metropolitaanse Munisipaliteit, 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 1267

**PAUL MASEKO**, Stadsbestuurder

Development Planning, Ekurhuleni Metropolitaanse Munisipaliteit, Tweede Verdieping, Kamer 324, Hoek van Hendrik Potgieter en Van Riebeeckstraat, Edenvale.

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**HENNIE MALAN**

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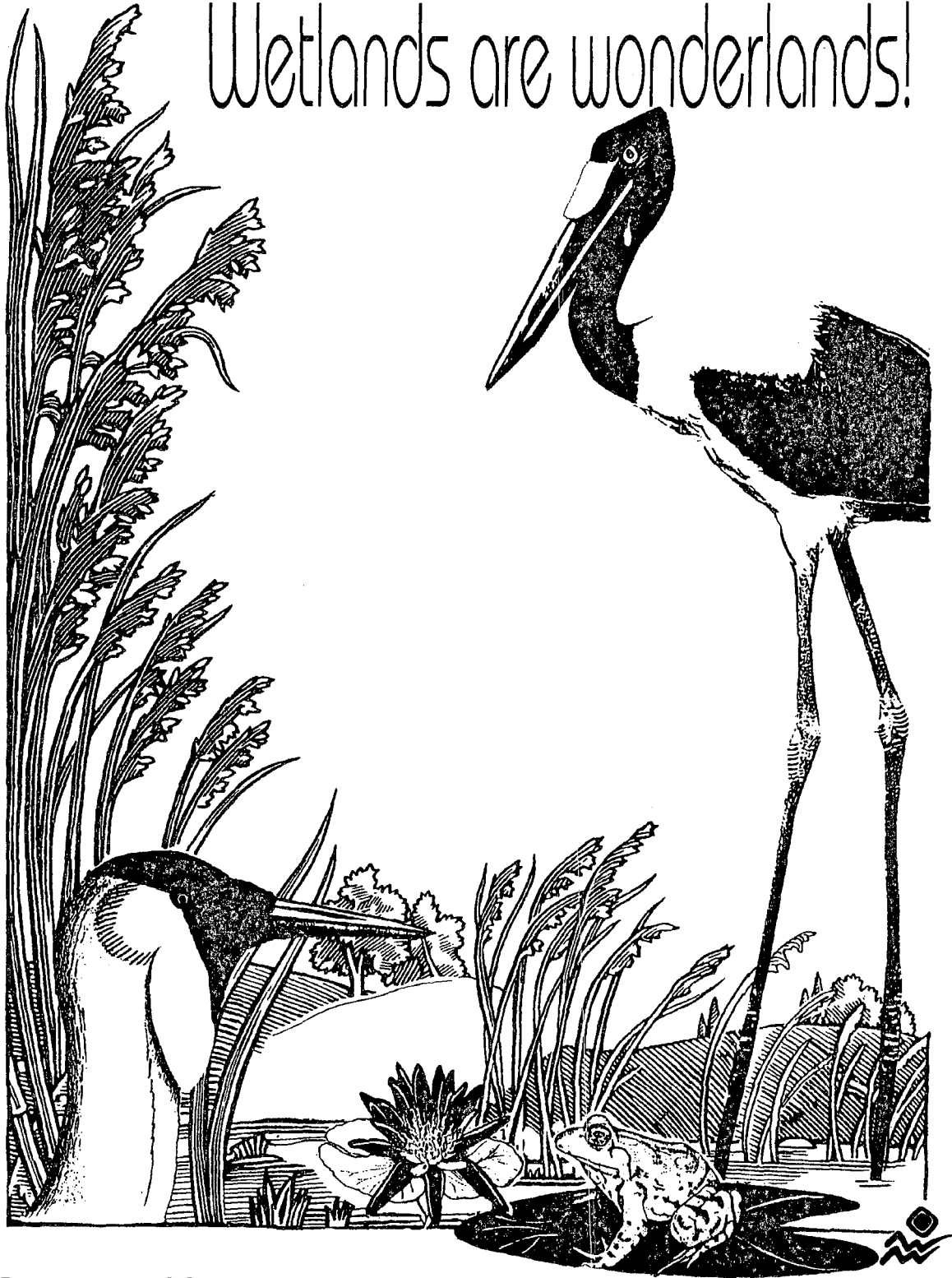
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