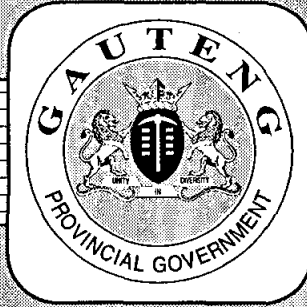


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

Selling price • Verkoopprijs: R2,50
Other countries • Buitelands: R3,25

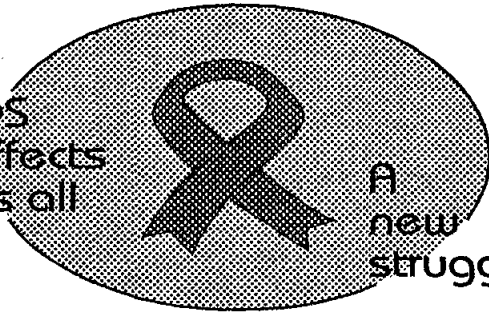
Vol. 11

PRETORIA, 15 SEPTEMBER 2005

No. 390

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

Prevention is the cure

**AIDS
HELPUNE**

0800 012 322

DEPARTMENT OF HEALTH



9771682452005

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LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 2247

EKURHULENI METROPOLITAN MUNICIPALITY PROPOSED ST ANDREWS EXTENSION 13 TOWNSHIP

DECLARATION AS APPROVED TOWNSHIP

In terms of the provision of section 103(1) of the Town-planning and Township Ordinance, 1986, the Ekurhuleni Metropolitan Municipality hereby declares St Andrews Extension 13 situated on Portion 13 (A Portion of Portion1) of the Farm Bedford 62 I.R. to be an approved township subject to the conditions set schedule hereto:

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY ALFIRA DEVELOPMENTS(PROPRIETARY) LIMITED IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE 1986, (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION PORTION 13 (A PORTION OF PORTION1) OF THE FARM BEDFORD 62 I.R. GAUTENG HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall of St Andrews Extension 13

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. General Plan S.G. Nr. 3916/2005.

1.3 ENDOWMENT

The township owner shall, in terms of the provisions of Section 63 and 98 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 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, but excluding A to C in Deed of Transfer T76913/04, which shall not be passed on to the erven in the township.

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 the existing storm-water system for all the storm-water running off or being diverted from the road to be received and disposed of.

1.7 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

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.

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.

1.8 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.

Once water, sewer and electrical networks have been installed, same will be transferred to the Local Authority, free cost, who shall maintain these networks (except internal street lights) subject to the above.

The abovementioned servitudes must be indicated on the general plan and be registered simultaneously with the transfer of any erven to their respective owners.

The developer/owner must accept all the above-mentioned conditions in writing. This written acceptance from the owner/developer must also include an undertaking that all buyers will be notified of all the conditions stipulated by the Local Authority, in writing.

1.9 REPOSITIONING OF CIRCUITS

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. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as indicated, imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986:

2.1 ERVEN 200 TO 229

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 erf 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.

2.2 ERVEN 222 TO 224

- 2.2.1 The erf is subject to a servitude, as shown on the General Plan, in favour of the City Council, for Right of way purposes, if and when required by the City Council; Provided that the City Council may dispense with any such servitude.
- 2.2.2 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 2m therefrom.
- 2.2.3 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.
- 2.2.4 All existing municipal services on the erf 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.

3. CONDITIONS TO BE INCORPORATED INTO THE TOWN PLANNING SCHEME IN TERMS OF SECTION 125 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 15 OF 1986 (AS AMENDED), IN ADDITION TO THE PROVISIONS OF THE TOWN PLANNING SCHEME IN OPERATION.

3.1 ERVEN 220 TO 229

Erven 220 to 229 are subject to the following conditions :

- | | | |
|-------|-------------------------|--|
| (i) | <u>Use Zone</u> | "Residential 2" with a density of 17 dwelling units per hectare. |
| (ii) | <u>Height</u> | 2 Storeys |
| (iii) | <u>Coverage</u> | 40% |
| (iv) | <u>Floor Area Ratio</u> | 0.6 |
| (v) | <u>Density</u> | 17 Units per hectare |
| (vi) | <u>Building line</u> | As per Scheme |

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3.2 ERF 230

Use Zone..... "Special"(Private Road)

- (i) A site development plan in terms of the provisions of Clause 17.1 of the Bedfordview Town Planning Scheme, 1995, may be required prior to the approval of any building plans.
- (ii) No dwelling shall be permitted.

3.3 ERVEN SUBJECT TO SPECIAL CONDITIONS

In addition to the relevant conditions set out above, all erven shall be subject to the provisions of Clause 15 of the Bedfordview Town Planning Scheme, 1995, (Conditions applicable to properties with Detrimental soil conditions and/or properties in dolomite areas) and specifically clause 15.1.

The Ekurhuleni Metropolitan Municipality hereby in terms of provisions of Section 125(1) of the Town-planning and Townships Ordinance, 1986, declares that it has adopted an amendment scheme being an amendment to the Bedfordview Town Planning Scheme, 1995 relating to the land included in St Andrews Extension 13 township. A copy of the said town-planning scheme as adopted is open for inspection at all reasonable times at the office of the area Manager: Development Planning, Civic Centre, Boksburg and at the office of the Head of Department, Department Development Planning and Local Government, Gauteng Provincial Government, Johannesburg. The said amendment scheme is known as Bedfordview Amendment Scheme 1285.

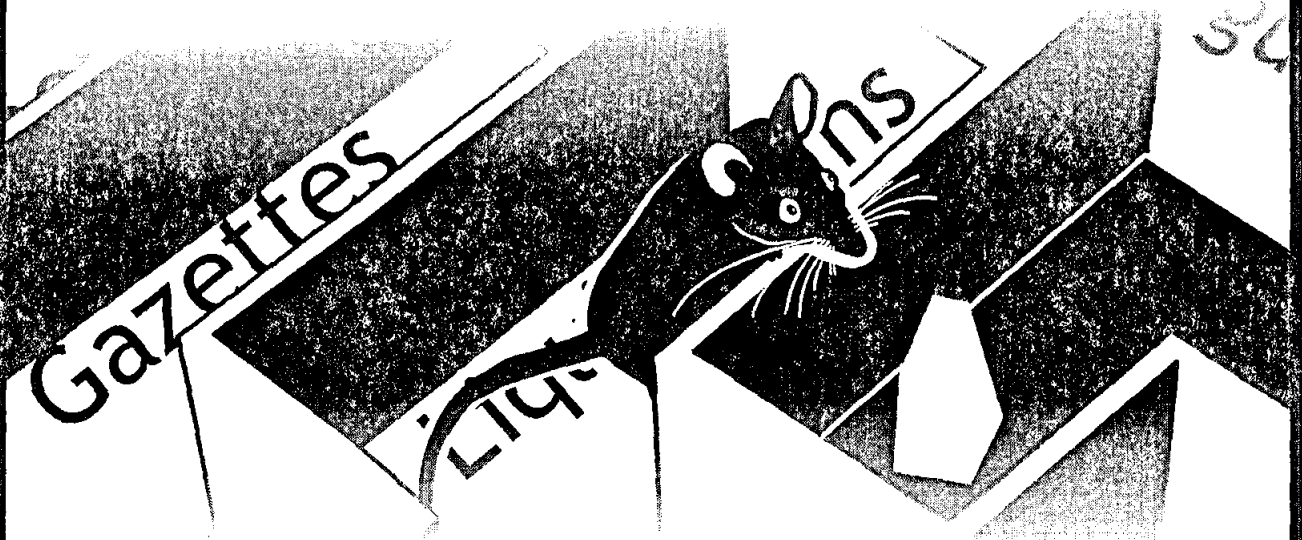
CITY MANAGER
CIVIC CENTRE,

BOKSBURG



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