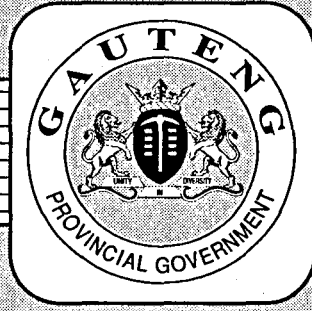


**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
GAUTENG**

**Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant**

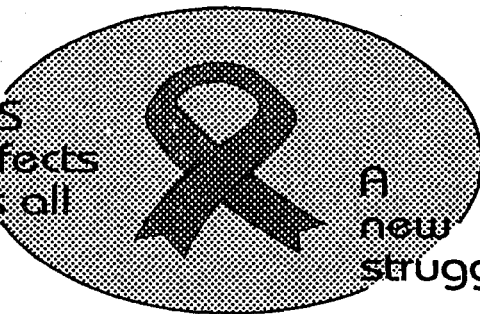
Vol. 12

PRETORIA, 18 OKTOBER 2006
OCTOBER 2006

No. 382

We all have the power to prevent AIDS

AIDS
affects
us all



A
new
struggle

**AIDS
HELPUNE**

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DEPARTMENT OF HEALTH

Prevention is the cure



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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 4391

EKURHULENI METROPOLITAN MUNICIPALITY

DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning & Townships Ordinance 15 of 1986, the Ekurhuleni Metropolitan Municipality (Edenvale Services Delivery Centre) hereby declares Bedfordview Extension 548 Township to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY DEVEX BRIDGE DEVELOPMENT (PROPRIETARY) LIMITED (HEREAFTER REFERRED TO AS THE OWNER) UNDER THE PROVISIONS OF THE PROVISIONS OF THE TOWN PLANNING & TOWNSHIPS ORDINANCE, 15 OF 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON REMAINDER OF PORTION 1122 OF THE FARM ELANDSFONTEIN, 90 – I.R., GAUTENG PROVINCE, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Bedfordview Extension 548

1.2 DESIGN

The township shall consist of erven and streets as indicated on General Plan no. 6483/2005

1.3 ENDOWMENT

The township owner shall, in terms of the provisions of Section 63 of the Town Planning & 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 and 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 Access to this township will be allowed via Norman Road only.

1.5.2 The township shall at its 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 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.

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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

1.9.1 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.

1.9.2 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.

2. CONDITIONS OF TITLE

ALL ERVEN SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS.

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 there from.

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 Erf 2785 and erfven 2787 to 2800 are subject to Servitude of Right of Way in favour of the Homeowners Association to be constituted and a servitude for municipal purposes in favour of the Council as indicated on General Plan No. 6483/2005.

PLAASLIKE BESTUURSKENNISGEWING 4391

EKURHULENI METROPOLITAANSE MUNISIPALITEIT

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 103(10 van die Ordonansie op Dorpsbeplanning & Dorpe, 1986 (Ordonansie 15 van 1986) verklaar die Ekurhuleni Metropolitaanse Munisipaliteit hierby die dorp BEDFORDVIEW UITBREIDING 548 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR DEVEX BRIDGE DEVELOPMENT (PROPRIETARY) LIMITED (HIERNA BEKEND AS DIE EIENAAR) INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986, OM TOESTEMMING OM 'N DORP TE STIG OP RESTANT VAN GEDEELTE 1122 VAN DIE PLAAS ELANDSFONTEIN, 90 – I.R., PROVINSIE GAUTENG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 NAAM

Die naam van die dorp is BEDFORDVIEW UITBREIDING 548

1.2 DESIGN

Die ontwerp bestaan uit erwe en strate soos aangedui op Algemene Plan SG No. 6483/2005

1.3 BEMAKING

Die eienaar van die dorp sal in terme van die bepalings van artikel 63 van die Ordonnansie op Dorpsbeplanning en Dorpe (Ordonansie 15 van 1986), en Regulasie 43 van die Ordonnansie op Dorpsbeplanning & dorpe, betaal 'n bydrae tot die stadsraad vir die voorsiening van grond en parke (Publieke oopruimte). So bydrae sal bepaal word soos voorgeskryf deur bovermelde regulasies.

1.4 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderhewig gemaak word aan bestaande titelvoorwaardes en serwitute, indien enige.

1.5 TOEGANG

1.5.1 Toegang tot die erf sal toegelaat word van NormanStraat alleenlik.

1.5.2 Die dorp sal op sy eie koste 'n geometriese ontwerp (Skaal 1:500) van die ingang tot en uitgang van soos verwys in (2.5.1) indien, sowel as die spesifikasies vir die konstruksie van die toegange tot die Direkteur: Tegniese dienste vir goedkeuring. Die dorp sal na goedkeuring van die ontwerp en spesifikasies die ingang en uitgang bou tot bevrediging van die Direkteur: Tegniese Dienste.

1.6 ONTVANG VAN EN WEGDOEN VAN STORMWATER

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van die aangrensende stormwater sisteem en hy moet die stormwater wat van die pad afloop of afgelei word, ontvang en daarmee wegdoen.

1.7 VERSKUIWING EN/OF VERWYDERING VAN MUNISIPALE DIENSTE

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

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1.7.2 Alle munisipale dienste wat die erf kruis sal verwyder of geskuif word met die koste vir die dorpseienaar soos deur die stadsraad verlang word.

1.8 VERSKUIWING VAN KRAGLYNE

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande kraglyne van ESKOM te verskuif, moet die koste daarvan deur die dorpseienaar gedra word.

1.9 INGENIEERSDIENSTE

1.9.1 Die dorpseienaar is verantwoordelik vir die maak van reelings rakende die voorsiening van dienste aan die dorp sowel as die betaling van die nodige bydraes soos verlang in terme van die Ordonnansie op dorpsbeplanning en Dorpe, 1986.

1.9.2 All bestaande munisipale dienste binne die dorp sal beskerm word by wyse van servitute tot bevrediging van die Stadsraad, geregistreer ten gunste van die stadsraad, deur die eienaar op sy koste.

2. TITELVOORWAARDES

ALLE ERWE SAL ONDERWORPE WEES AAN DIE VOLGENDE VOORWAARDES.

2.1 SERWITUTE

2.1.1 Die erf is onderworpe aan 'n servituut, 2 meter breed, vir riool en ander munisipale doeleindes, ten gunste van die stadsraad langs enige twee grense, uitgesonderd 'n straat en agterste erf grens en in die geval van 'n pypsteelerf, 'n addisionele servituut vir munisipale doeleindes, 2 meter breed, oor die toegangs gedeelte van die erf, indien en wanneer die stadsraad dit verlang; Met dien verstande dat die stadsraad van enige sodanige servituut mag afsien.

2.1.2 Geen geboue of ander strukture mag binne die voornoemde servituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige servituut of binne 'n afstand van 2 meter daarvan geplant word nie.

2.1.3 Die Stadsraad is daarop geregtig om enige material wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioollyn en ander werke wat hy na goeë dunde noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde servituut grens, en voorts is die stadsraad geregtig op 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 rioollyn en ander werke veroorsaak word.

2.1.4 Erf 2785 en erwe 2787 tot 2800 is onderworpe aan 'n servituut vir reg van weg ten gunste van die Huiseienars vereeniging en 'n servituut vir munisipale dienste ten gunste van die stadsraad soos uiteengesit op die Algemene Plan No. 6483/2005

LOCAL AUTHORITY NOTICE 4392**BEDFORDVIEW AMENDMENT SCHEME 1310**

The Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of section 125 of the Town Planning and Townships Ordinance 15 of 1986, declares that it has approved an amendment scheme being an amendment of the Bedfordview Town planning Scheme 1995, comprising the same land as included in the township of BEDFORDVIEW EXTENSION 548.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Director: Planning & Development, Edenvale, First Floor, Entrance 3, Room 248, corner Hendrik potgieter and Van Riebeeck Road Edenvale, and are open for inspection between all reasonable times.

This amendment is known as Bedfordview Amendment Scheme 1310

PATRICK FLUSK, City Manager
Civic centre, Edenvale

PLAASLIKE BESTUURSKENNISGEWING 4392**BEDFORDVIEW WYSIGINGSKEMA 1310**

Die Ekurhuleni Metropolitaanse Munisipaliteit verklaar hierby ingevolge die bepalings van artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat dit 'n wysigingskema ynde 'n wysiging van Bedfordview Dorpsbeplanningskema, 1995, wat uit dieselfde grond as die dorp BEDFORDVIEW UITBREIDING 548 bestaan, goedgekeur het.

Kaart 3m Bylae en die skemaklousules van die wysigingskema word in bewaring gehou deur die Direkteur, Beplanning & Ontwikkeling, Eerste vloer, Ingang 3, Kamer 248, Hoek van Hendrik potgieter en Van Riebeeckstraat, Edenvale, en is beskikbaar vir inspeksie te alle redelike tye.

Hiermee wysiging staan bekend as Bedfordview Wysingskema 1310

PATRICK FLUSK, City Manager
Civic centre, Edenvale

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