

***THE PROVINCE OF
GAUTENG***

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 501 DECLARATION AS APPROVED TOWNSHIP

In terms of section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) the Ekurhuleni Metropolitan Municipality, Edenvale Customer Care Centre, hereby declares Bedfordview Extension 546 to be an approved township subject to the conditions set out in the schedule hereto.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY ESULWINI PROPERTY DEVELOPMENT(PTY) LTD REG NO 2005/034203/07 (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 1281 (A PORTION OF PORTION 36) OF THE FARM ELANDSFONTEIN 90IR, GAUTENG PROVINCE, WILL BE GRANTED:

1. CONDITIONS OF ESTABLISHMENT

1.1 Name

The name of the township shall be:
"Bedfordview Extension 546"

1.2 Design

The township shall consist of erven and streets as indicated on General Plan No. SG 10099/2006.

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 Local Authority 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 Local Authority.

1.6 Acceptance and Disposal of Stormwater

The township owner shall arrange for the drainage of the township to fit in with that of Norman Road 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

- 1.7.1 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 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 Local Authority.

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 Demolition of Buildings or Structures

- 1.9.1 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 Local Authority.
- 1.9.2 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 Local Authority. 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 Local Authority.
- 1.9.3 The township owner shall at his own expense draw up and submit acceptable building plans to the Local Authority, 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 Local Authority. The township owner shall at his own expense alter the buildings to comply with the approved building plans to the satisfaction of the Local Authority.

1.10 Engineering Services

- 1.10.2 The township owner is responsible for making the necessary arrangements for the provision of all engineering services.
- 1.10.2 The applicant shall be responsible for the installation and provision of internal engineering services to the satisfaction of the relevant department.
- 1.10.3 Once water, sewer and electrical networks have been installed, same will be transferred to the Local Authority, free of cost, who shall maintain these networks (except internal street lights) subject to (a) above.
- 1.10.4 The Home Owners Association will be responsible for the maintenance of the internal roads (including storm-water) and the internal streetlights (including electrical power usage).

1.11 Formation and Duties of the Home Owners Association to Be Constituted Upon Proclamation of the Township

- 1.11.1 The township owner shall at his own expense, properly and legally constitute a home owners association (an association incorporated under Section 21 of Act 61 of 1973), for all erven in the township prior to, or simultaneously with the sale of the first erf.
- 1.11.2 Each and every owner of a residential erf shall become a member of the home owners association upon transfer of that erf.
- 1.11.3 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 Local Authority.
- 1.11.4 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.
- 1.11.5 The construction and the maintenance of the roadway within the township shall be the responsibility of the township owner until such time that the last erf is transferred from the developer.
- 1.11.6 The Home Owners Association must indemnify the local authority against any and all claims regarding:
- the maintenance and the provision of any roads and storm-water services in the development (the provision of engineering services under paved areas to be avoided);
 - any damage to the paving which is caused by an emergency vehicle or any vehicle of the local authority that is involved in any maintenance of services; and
 - any damage and/or incidental damage to the water and sewer infrastructure (shall be for the account of the owner).

1.12 Exemption from compliance with Regulations in terms of the Environmental Conservation Act, 1989

The owner shall comply with the conditions as set out in the granting of exemption from the compliance with the Regulations in terms of the Environmental Conservation Act, 1989

2. CONDITIONS OF TITLE

2.1 Servitudes

- 2.1.1 The erf is subject to a servitude, 2 m wide, in favour of the Local Authority, 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 Local Authority: Provided that the Local Authority 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 2 m therefrom.

- 2.1.3 The Local Authority 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 Local Authority.
- 2.1.4 Erf 2889 is be subject to a Right-of-Way servitude in perpetuity for access purposes in favour of the Homeowners Association, as indicated on the General Plan.
- 2.1.5 Erf 2889 is subject to a servitude for municipal purposes in favour of the Local Authority, as indicated on the General Plan.

Ref No :

Patrick Flusk , City Manager

LOCAL AUTHORITY NOTICE 502

BEDFORDVIEW TOWN PLANNING SCHEME, 1995: AMENDMENT SCHEME 1443

The Ekurhuleni Metropolitan Municipality hereby declares that it has approved an amendment scheme, being the amendment of the Bedfordview Town Planning Scheme, 1995, comprising the same land as included in the township of Bedfordview Extension 546 in terms of the provisions of section 125 of the Town-planning and Townships Ordinance, 1986(Ordinance 15 of 1986)

Map 3 and the scheme clauses of the amendment scheme are filed with the Deputy Director-General, Gauteng Provincial Government : Department Housing and Local Government, Marshalltown and the Director, Planning and Development, Planning and Development Services Centre, 1st floor, Entrance 3, Room 348, corner Hendrik Potgieter and van Riebeeck Road, Edenvale, and are open for inspection at all reasonable times.

The date this scheme will come into operation is

This amendment is known as Bedfordview Amendment Scheme 1443.

Ref No

City Manager.
