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GAUTENG***



***DIE PROVINSIE VAN
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DEPARTMENT OF HEALTH

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Government Printing Works

Notice submission deadlines

Government Printing Works has over the last few months implemented rules for completing and submitting the electronic Adobe Forms when you, the customer, submit your notice request.

In line with these business rules, GPW has revised the notice submission deadlines for all gazettes. Please refer to the GPW website www.gpwonline.co.za to familiarise yourself with the new deadlines.

CANCELLATIONS

Don't forget!

Cancellation of notice submissions are accepted by GPW according to the deadlines stated in the table above.

Non-compliance to these deadlines will result in your request being failed. **Please pay special attention to the different deadlines for each gazette.**

Please note that any notices cancelled after the cancellation deadline will be published and charged at full cost.

Requests for cancellation must be sent by the original sender of the notice and must accompanied by the relevant notice reference number (N-) in the email body.

AMENDMENTS TO NOTICES

take note!

With effect from 01 October, GPW will not longer accept amendments to notices. The cancellation process will need to be followed and a new notice submitted thereafter for the next available publication date.

CUSTOMER INQUIRIES



Many of our customers request immediate feedback/confirmation of notice placement in the gazette from our Contact Centre once they have submitted their notice – While GPW deems it one of their highest priorities and responsibilities to provide customers with this requested feedback and the best service at all times, we are only able to do so once we have started processing your notice submission.

GPW has a **2-working day turnaround time for processing notices** received according to the business rules and deadline submissions.

Please keep this in mind when making inquiries about your notice submission at the Contact Centre.

PROOF OF PAYMENTS



GPW reminds you that all notice submissions **MUST** be submitted with an accompanying proof of payment (PoP) or purchase order (PO). If any PoP's or PO's are received without a notice submission, it will be failed and your notice will not be processed.

When submitting your notice request to submit.egazette@gpw.gov.za, please ensure that a purchase order (GPW Account customer) or proof of payment (non-GPW Account customer) is included with your notice submission. All documentation relating to the notice submission must be in a single email.

A reminder that documents must be attached separately in your email to GPW. (In other words, your email should have an Adobe Form plus proof of payment/purchase order – 2 separate attachments – where notice content is applicable, it should also be a 3rd separate attachment).

REMINDER OF THE GPW BUSINESS RULES

- ☐ Single notice, single email – with proof of payment or purchase order.
- ☐ All documents must be attached separately in your email to GPW.
- ☐ 1 notice = 1 form, i.e. each notice must be on a separate form
- ☐ Please submit your notice **ONLY ONCE**.
- ☐ Requests for information, quotations and inquiries must be sent to the Contact Centre **ONLY**.
- ☐ The notice information that you send us on the form is what we publish. Please do not put any instructions in the email body.



eGazette



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GENERAL NOTICES • ALGEMENE KENNISGEWINGS

NOTICE 506 OF 2016**EKURHULENI AMENDMENT SCHEME E0230**

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 the Amendment Scheme, being an amendment of the Ekurhuleni Town Planning Scheme, 2014, comprising the same land as included in the township of BEDFORDVIEW EXTENSION 526.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Area Manager : Development Planning, Ekurhuleni Metropolitan Municipality, First Floor, Room 248, corner Hendrik Potgieter Street and Van Riebeeck Avenue, Edenvale, and are open for inspection at all reasonable times.

The amendment scheme is known as Ekurhuleni Amendment Scheme E0230

K Ngema : City Manager

Development Planning, Ekurhuleni Metropolitan Municipality, First Floor, Room 248, Corner Hendrik Potgieter and van Riebeeck Road Edenvale.

Date : _____

Notice No. : _____

NOTICE _____ 2016

EKURHULENI METROPOLITAN MUNICIPALITY

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 526, to be an approved township, subject to the conditions set out in the Schedule hereto.

1. CONDITIONS OF ESTABLISHMENT**1.1. Name**

The name of the township shall be Bedfordview Extension 526.

1.2. Design

The township shall consist of erven and streets as indicated on General Plan SG No 3321/2009.

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 Metropolitan Municipality for open space purposes (Public Open Space).

1.4. Disposal of existing conditions of title

All erven shall be made subject to existing conditions and servitudes, if any:

1.4.1. Excluding the following servitudes, which shall not be passed onto the township erven:

The owner or owners of "portion "M" of the said farm Bedford No. 17 are entitled to a servitude of Right-of-Way over Portion "A" of the farm Bedford No. 10, district of Germiston, measuring 91 Morgen 293 Square Roots, transferred to Jeanie Fletcher, a spinster of full age, by Deed of Transfer No. 11629/1921, dated 5 November 1921, over the road marked K.J.H. on the diagram annexed to the said Deed of Transfer No. 11629/1921.

1.4.2. Including the following entitlement and servitude, which shall be passed onto an affected all erven in the township erven

The farms at present known as Bedford No. 17 and Portion "A" of Bedford No. 10, district Germiston shall have the right to use all the waters derived from the springs seepage above the dam situate on this boundary of the farm Bedford No. 17, district Germiston, and the Geldenhuys Estate Small Holdings for five days out of seven days, and that for two days out of the seven days, i.e. every Sunday and Monday, the water above described shall flow undisturbed to the Farm Rietfontein No. 8, district Germiston, as will more fully appear from Deed of Servitude No. 516/1927S registered on 1 July 1927.

"And

1.4.3. Excluding the following servitude which only affects Erf 2963"

Erf 2963

By Notarial Deed of Servitude K1235/2010S. The within mentioned property is subject to a servitude 1,89 metres wide, for sewer purposes in favour of the Local Authority, as will more fully appear from Diagram S.G. No. A5236/1966 annexed thereto."

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 Metropolitan Municipality.

1.6. Access

Access to all erven in the township shall be provided to the satisfaction of the Local Authority.

1.7. Acceptance and disposal of stormwater

The township owner shall arrange for the drainage of the township to fit in with the surrounding townships and for all the stormwater running off or being diverted from the road to be received and disposed of.

1.8. Removal or Replacement of Municipal Services

1.8.1. If, by reason of 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 Metropolitan Municipality.

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.

- 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 Ekurhuleni Town Planning Scheme, 2014, as well as the National Building Regulations, to the satisfaction of the Metropolitan Municipality. 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 Metropolitan Municipality.
- 1.9.3. The township owner shall at his own expense draw up and submit acceptable building plans to the Metropolitan Municipality, 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 Metropolitan Municipality. The township owner shall at his own expense alter the buildings to comply with the approved building plans to the satisfaction of the Metropolitan Municipality.

1.10. Engineering Services

- 1.10.1. The township owner is responsible for making the necessary arrangements for the provision of all engineering services in terms of the provisions of the Town Planning and Townships Ordinance, 1986.
- 1.10.2. All existing municipal services on the erven within the township shall be protected by means of suitable servitudes to the satisfaction of the Metropolitan Municipality, registered in favour of the Metropolitan Municipality, as and when required by the Metropolitan Municipality, by the owner at his expense.

2. CONDITIONS OF TITLE

2.1. Servitudes

All Erven

- 2.1.1. All erven subject to a servitude, 2m wide, in favour of the Metropolitan Municipality, for sewerage and other municipal purposes, along any two boundaries other than a street 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 Metropolitan Municipality: Provided that the Metropolitan Municipality 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 Metropolitan Municipality 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 Metropolitan Municipality.
- 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 Metropolitan Municipality, registered in favour of the Metropolitan Municipality, as and when required by the Metropolitan Municipality by the owner at his own expense.

2.2. Erf 2963

- 2.2.1. This property is subject to a servitude of Right-of-Way, 5 metres wide in favour of the Metropolitan Municipality as indicated on the General Plan.

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. ALL ERVEN

No building development will be permitted within the 1:50 year flood line area.

3.2. BUSINESS 3 FOR OFFICES AND DWELLING UNITS (EXCLUDING MEDICAL CONSULTING ROOMS)

3.2.1. Erf 2963 is subject to the following conditions:

- a) Height : 2 storeys.
- b) Coverage : 40%, provided that the coverage may be increased at basement level if such basement level is below the natural ground level.
- c) Floor Area Ratio : 0.2 for home offices and 0.8 for dwelling units.
- d) Parking : As per Scheme.
- e) Residential Density : Maximum of 30 dwelling units per hectare.

3.2.2. A Site Development Plan in terms of the provisions of Clause 29 of the Ekurhuleni Town Planning Scheme, 2014, shall be submitted to the Metropolitan Municipality prior to the approval of any building plans.

3.3. PRIVATE OPEN SPACE AND ANCILLARY USES

3.3.1. Erf 2964 is subject to the following conditions:

- a) Height : As per Scheme
- b) Coverage : As Per Scheme
- c) Floor Area Ratio : As Per Scheme
- d) Parking : As Per Scheme

3.4. ERVEN SUBJECT TO SPECIAL CONDITIONS

3.4.1. In addition to the relevant conditions set out above, all erven shall be subject to the provisions of Clause 15.1 of the Ekurhuleni Town Planning Scheme, 2014. (Conditions Applicable to Properties with Detrimental Soil Conditions and/or Properties in Dolomite Areas.)

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