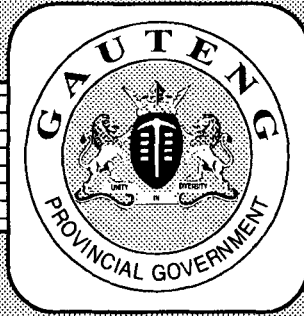


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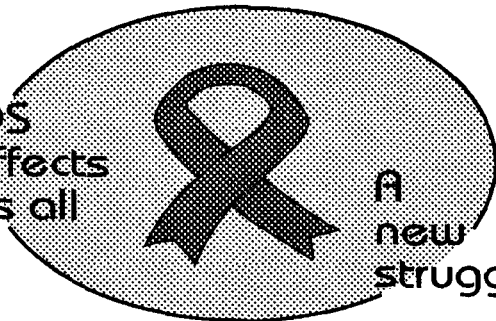
Vol. 9

**PRETORIA, 11 MARCH
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No. 86

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 421

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, Germiston Service Delivery Centre, hereby declares the township of Bedfordview, Extension 522 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 COSTANN INVESTMENTS CC (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 1216 (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 522."

1.2 Design

The township shall consist of erven and streets as indicated on General Plan SG no. 2851/2002.

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 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, including the reservation of mineral rights.

1.5 Access

1.5.1 Ingress from Ferguson Road to the township and egress to Ferguson Road from the township shall be provided to the satisfaction of the Local Authority. No access from Harper Road or Van Buuren Road shall be permitted.

1.5.2 The township owner shall at his own expense, submit a geometric design layout (scale: 1:500) of the ingress and egress points referred to in 1.5.1 above, as well as the specifications for the construction of the accesses to the Executive Director: Roads, Transport and Civil Works for approval. The township owner 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 Executive Director: Roads, Transport and Civil Works.

1.6 Acceptance and disposal of storm water

The township owner shall arrange for the drainage of the township to fit in with the existing storm water system and 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

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 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 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 (Ordinance 15 of 1986)

2. CONDITIONS OF TITLE

2.1 Servitudes

- 2.1.1 The erf is subject to a servitude, 2m wide, in favour of the Local Authority, 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 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 2m 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 All existing municipal services on the erven within the township shall be protected by means of suitable servitudes to the satisfaction of the Local Authority, registered in favour of the Local Authority, by the owner at his own expense.

LOCAL AUTHORITY NOTICE 422

NOTICE OF APPROVAL

BEDFORDVIEW AMENDMENT SCHEME 1114

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 of the Bedfordview Town Planning Scheme 1995, comprising the same land as included in the township of Bedfordview Extension 522 Township.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Executive Director: Development Planning, 2nd floor, Planning and Development Service Centre, 15 Queen Street Germiston and are open for inspection at all reasonable times.

This amendment is known as Bedfordview Amendment Scheme 1114.

PAUL MASEKO, City Manager
Development Planning, P O Box 145, Germiston, 1400

PLAASLIKE BESTUURSKENNISGEWING 421

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, Germiston Diensleweringssentrum, hiermee die dorp Bedfordview Uitbreiding 522 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR COSTANN INVESTMENTS CC (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 1216 ('N GEDEELTE VAN GEDEELTE 36) VAN DIE PLAAS ELANDSFONTEIN 90 IR, GAUTENG PROVINSIE, TOEGESTAAN IS:

1. STIGTINGSVOORWAARDES

1.1. Naam

Die naam van die dorp is "Bedfordview Uitbreiding 522."

1.2. Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op die Algemene Plan L.G. No 2851/2002.

1.3. Begiftiging

Die dorpseienaars 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 en Dorpe Regulasies, 'n bydrae betaal aan die Plaaslike Bestuur vir die voorsiening van grond vir parke (Openbare Oop Ruimte).

1.4. Beskikking oor bestaande titelvoorwaardes

Alle erwe moet onderworpe gemaak word aan die bestaande voorwaardes en serwitute, indien enige, insluitende die reservering van minerale regte.

1.5. Toegang

1.5.1. Ingang tot die dorp vanaf Fergusonweg en uitgang vanaf die dorp na Fergusonweg moet tot bevrediging van die Plaaslike Bestuur geskied. Geen toegang sal toegelaat word vanaf Harperweg of Van Buurenweg.

1.5.2. Die dorpseienaar sal op sy eie koste, 'n geometriese ontwerpuitleg (skaal 1:500) van die ingang- en uitgangspunte soos na verwys in 1.5.1 hierbo, sowel as die spesifikasies vir die konstruksie van die toegange aan die Uitvoerende Direkteur: Paaie, Vervoer en Siviele Werke indien vir goedkeuring. Na die goedkeuring van die uitleg en spesifikasies, sal die dorpseienaar die genoemde ingang- en uitgangspunte op sy eie koste en tot bevrediging van die Uitvoerende Direkteur: Paaie, Vervoer en Siviele Werke, bou.

1.6. Ontvangs en versorging van stormwater

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die bestaande stormwaterstelsel en moet die stormwater wat van die pad afloop of afgelei word tot bevrediging van die Plaaslike Bestuur ontvang en versorg.

1.7. Verwydering en vervanging van munisipale dienste

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

1.7.2. Alle munisipale dienste wat oor gemeenskaplike grense van erwe geleë is, moet deur die dorpseienaar, op eie koste verwyder en hervestig word wanneer die Plaaslike Bestuur dit vereis.

1.8. Herposisionering van dienste

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande dienste van die Elektrisiteitsvoorsieningskommissie (ESKOM) te verskuif, sal die koste daarvan deur die dorpseienaar gedra word.

1.9. Ingenieursdienste

Die dorpseienaar is verantwoordelik vir die voorsiening van alle ingenieursdienste en betaling van enige bydraes ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, (Ordonnansie 15 van 1986.)

2. TITELVOORWAARDES

2.1. Serwitude

2.1.1. Die erf is onderworpe aan 'n serwituut, 2m breed, ten gunste van die Stadsraad, vir riolerings- en ander munisipale doeleindes, langs enige twee grense uitgesonderd 'n straatgrens en in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 2m breed, oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die Plaaslike Bestuur. Met dien verstande dat die Plaaslike Bestuur van enige sodanige serwituut mag afsien.

2.1.2. Geen geboue of ander strukture mag binne die voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied of binne 'n afstand van 2m daarvan geplant word nie

2.1.3. Die Plaaslike Bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypgeleidings en ander werke wat hy volgens goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde serwituut grens en voorts is die Plaaslike Bestuur geregtig op redelike toegang tot genoemde grond vir die voorgenome doel, onderworpe daaraan dat die Plaaslike Bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypgeleidings en ander werke veroorsaak word.

2.1.4. Alle bestaande munisipale serwitude op die erwe in die dorp sal beskerm word deur toepaslike serwitude tot bevrediging van die Plaaslike Bestuur, en geregistreer word ten gunste van die Plaaslike Bestuur op die koste van die dorpseienaar.

PLAASLIKE BESTUURSKENNISGEWING 422

KENNIS VAN GOEDKEURING

BEDFORDVIEW WYSIGINGSKEMA 1114

Die Ekurhuleni Metropolitaanse Munisipaliteit verklaar hiermee, ingevolge die bepalings van Artikel 125(1) van die Ordonnansie op Dorpsbeplanning en Dorpe van 1986, dat dit 'n wysigingskema, synde 'n wysiging van die Bedfordview Dorpsbeplanningskema 1995, wat uit dieselfde grond as die dorp Bedfordview Uitbreiding 522 Dorp bestaan, goedgekeur het.

Kaart 3 en die Skemaklousules van die Wysigingskema word in bewaring gehou by die Uitvoerende Direkteur: Ontwikkelingsbeplanning, 2de vloer, Beplanning en Ontwikkelingsentrum, Queenstraat 15, Germiston en is te alle redelike tye ter insae beskikbaar.

Hierdie wysiging staan bekend as Bedfordview Wysigingskema 1114.

PAUL MASEKO, Stadsbestuurder
Ontwikkelingsbeplanning, Posbus 145, Germiston, 1400

IMPORTANT NOTICE

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Physical address:

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Postal address:

Private Bag X85
 Pretoria
 0001

New contact persons: Awie van Zyl Tel.: (012) 334-4523
 Mrs H. Wolmarans Tel.: (012) 334-4591

Fax number: (012) 323-8805

E-mail address: awvanzyl@print.pwv.gov.za

Contact persons for subscribers:

Mrs S. M. Milanzi Tel.: (012) 334-4734
 Mrs J. Wehmeyer Tel.: (012) 334-4753
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HENNIE MALAN

Director: Financial Management
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