

***THE PROVINCE OF
GAUTENG***

***DIE PROVINSIE
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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1413

EKURHULENI METROPOLITAN MUNICIPALITY DECLARATION AS APPROVED TOWNSHIP

In terms of Section 103 of the Town Planning and Townships Ordinance, 1986, the Ekurhuleni Metropolitan Municipality hereby declares Bedfordview Extension 566 Township 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 JHB 101 INVESTMENTS (PTY) LTD (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 1317 (A PORTION OF PORTION 36) OF THE FARM ELANDSFONTEIN 901R, GAUTENG PROVINCE, HAS BEEN GRANTED:

1. CONDITIONS OF ESTABLISHMENT

1.1 Name

The name of the township shall be:
"Bedfordview Extension 566"

1.2 Design

The township shall consist of erven and streets as indicated on General Plan S.G. No. 1634/2009.

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 City Council 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, except conditions (b), (c), (d), (f), (g) and (i) which should not be transferred to the erven in the township. Condition (i) refers to Notarial Deed No. 407/1946-S which is a perpetual right of way servitude for road purposes in favour of the Council and which servitude affects Batten Road only.

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 Access

No ingress from Boeing Road West to the township and no egress to Boeing Road West shall be allowed from the township.

1.7 Acceptance and Disposal of Stormwater

The township owner shall arrange for the drainage of the township to fit in with that of Boeing Road West and Batten Road and for all the stormwater running off or being diverted from the road to be received and disposed of.

1.8 Consolidation of Erven

The township owner shall at his own expense cause Erven 2950 and 2951 in the township to be consolidated.

1.9 Removal or Replacement of Municipal Services

1.9.1 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.

1.9.2 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 City Council.

1.10 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.

1.11 Conditions Imposed by Gauteng Department of Public Transport, Roads and Works**1.11.1 Road or Street Widths and Boundaries To Be Adopted In The Township Design**

Provision must be made for the following existing road widths and boundaries in the township design.

1.11.1.1 Road P205-1 and Services road (Boeing Road West)

- (a) Existing: with varying widths as declared vide Administrator's notice 1934 in the Provincial Gazette dated 5 December 1973 and indicated on a copy of an extract of the application plan annexed hereto must be excluded from the township.

NOTE: Road centerlines and or boundaries must in all instances be established in conjunction with and to the satisfaction of the Department of Public Transport, Roads and Works.

1.11.2 Regional Business And Or Community Centres

Should this application include a regional business- or community centre, a Traffic Impact Study, indicating road upgrading, must be submitted for evaluation. This could result in further conditions being specified. This, together with the layout of parking bays and access roads shall be subject to the approval of the Department of Public Transport, Roads and Works. The applicant shall further guarantee that sufficient additional parking can be provided in the event of serious traffic congestion owing to the presence of the business centre.

1.11.3 Physical Barrier

A physical barrier, which is in compliance with the requirements of the Executive Committee Resolution 1112 of 26 June 1978, shall be erected on the lines of no access as determined by the Local Authority.

1.11.4 Service Roads

1.11.4.1 Services roads shall be remote and separated from the road by means of at least one row of erven. (Refer to Typical Plan GTP 3/2-case 3)

1.11.4.2 Parallel service roads shall as far as possible be continuous with existing or planned services roads so as to relieve the traffic volume on the main roads. Therefore, existing and planned parallel services roads in consecutive townships shall be shown on the key plan, to the satisfaction of the Department of Public Transport, Roads and Works.

1.11.5 Building Restrictions

Building restriction areas, which are in compliance with the requirements of Executive Committee Resolution 1112 of 26 June 1978, shall be provided. The building restriction lines are shown in green (dotted on the plan mentioned in paragraph 5.1.)

No buildings or structures may be erected within the building restriction of 30 metres from the road reserve boundary of the P205-1 for multiple storey residential use and 20 metres from the road reserve boundary of the road P205-1 for single storey residential and any other uses.

1.11.6 Land Use Along The Road(S)

Land uses of erven abutting on the lines of no access shall be in accordance with Executive Committee Resolution 1112 of 26 June 1978.

1.11.6.1 The provincial Government shall not be responsible for the cost of (Acoustic Screening) Noise Barrier.

The applicant / Local Authority shall be responsible for any costs involved in the erection of Acoustic Screening, if and when the need arises to erect such screening. This stipulation, alternatively, if not accepted by either of the above parties, must be made a condition of township establishment so that the owners of the erven which are within a distance of 95 metres from the centerline of the affected roads are liable for the erection of such screening.

1.11.6.2 Erven adjacent to road P205-1 must be approximately the same area as other erven after the 20/30 metre building restriction line as been taken into account.

1.11.6.3 Take note: No direct access to road P205-1 will be allowed from the public garage site. If a filling station is required, a separate application therefore, must be submitted to the Department.

1.11.7 Storm Water Drainage

- 1.11.7.1 Section 84 of Road Ordinance 22 of 1957 is still applicable. Part 4, Sections 40, 41, 46 and 48 of Transport Infrastructure Act, Act No 8 of 2001, are applicable.
- 1.11.7.2 The Township Owner is responsible for the acceptance, handling and disposal of storm water. The whole natural catchments above and below the proposed Township must be given consideration.
- 1.11.7.3 No alterations to the existing catchments will be allowed without the approval from this Department and /or the relevant Authorities. If alterations are contemplated, a well-motivated concept discussing all possible alternatives must be presented for approval at the stage of Services Report compilation.
- 1.11.7.4 If the township area constitutes only a part of the total effective drainage area of this Department, nevertheless, will require a drainage system adequate for the total effective drainage area and which may allow for the final development.
- 1.11.7.5 All changes in the run-off resulted from the proposed development must be accommodated within the Township and the discharge must be affected in the general direction of the natural contours.
- 1.11.7.6 If crossing of the provincial road is unavoidable it should be done in the shortest possible way, with taking into account the latest departmental planning.
- 1.11.7.7 The township Owner shall be responsible for the construction of the drains within the road boundaries. Further disposal of stormwater must be acceptable to all parties concerned.
- 1.11.7.8 The township Owner to agree on costs apportionment with the Local Authority. This Department will not contribute to the cost of stormwater structures.
- 1.11.7.9 For design guidelines of the drainage system proposal applicant is referred to the following documents:
- Code of Procedure: Structures (Gautrans)
 - Guidelines on the Planning and Design of Township Roads and Stormwater Drainage (SAICE)
 - Drainage Manual (Draft) and Typical Drainage Plans, series 2000.
- 1.11.7.10 No construction of the drainage structures may commence without written permission (the Wayleave) from this Department.
- 1.11.7.11 The Local Authority or the authorized person acting on behalf of the Local Authority should lodge the application for a wayleave.
- 1.11.7.12 Wayleaves will only be considered for the Township, for which Services agreement has been signed.
- 1.11.8 The Provincial Administration Not Responsible For The Cost Of The Drainage Scheme

The applicant / Local Authority (whoever is responsible for the drainage of the township) shall build the drainage scheme at his cost simultaneously with the construction of the roads and the drainage scheme for the township.

1.11.9 Final Approved Plan To Be Received Within 10 Years

The final approved plan showing the layout of the township shall be supplied to the Department of Public Transport, Roads and Works within 10 years of the date of acceptance of these conditions by the applicant, otherwise the application shall be submitted to the Department of Public Transport, Roads and Works for reconsideration of these conditions and revision as he deems necessary.

1.11.10 Tracing To Be Amended

The letters/dimensions stated in the above conditions must be shown on the original tracing of the layout plan before any further prints are made.

1.11.11 Revised / Amplified Plan

5 Copies of the revised/amplified plan, together with the applicant's written acceptance of all the above conditions, must be submitted to the Department of Public Transport, Roads and Works.

1.12 Demolition of Buildings or Structures

1.12.1 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 City Council.

1.12.2 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 City Council. 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 City Council.

1.12.3 The township owner shall at his own expense draw up and submit acceptable building plans to the City Council, 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 City Council. The township owner shall at his own expense alter the buildings to comply with the approved building plans to the satisfaction of the City Council.

1.13 Engineering Services

The township owner is responsible for making the necessary arrangements for the provision of all engineering services.

2. CONDITIONS OF TITLE

2.1 Servitudes

2.1.1 The erf is subject to a servitude, 2 m wide, in favour of the City Council, 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 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 2 m 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 Erf 2950 is subject to a servitude for substation purposes 6 metres by 3 metres wide in favour of the City Council 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 Residential 3

Erven 2950 and 2951 are subject to the following conditions:

- 3.1.1 The erf shall be zoned "Residential 3"
- | | |
|-----------------|---|
| Coverage: | 40% |
| FAR: | 0,8 |
| Height: | 2 storeys or 3 storeys at the discretion of the Local Authority on submission of the Site Development Plan. |
| Density: | Maximum of 35 units per hectare calculated over the proposed erven, and including the size of land of Batten Road, as compensation for the land required for the above public road in the general plan. (a maximum of 50 units) |
| Building Lines: | 30 metres for multi storey and 20 metres for single story structures from the P205-1 road reserve boundary. 5 metres from any other road and 4,5 metres on all other boundaries and 7 metres on the upper storeys where windows and or balconies overlook adjoining properties. |
| Access: | No access shall be allowed off Boeing Road West or the P205-1 |
- 3.1.2 A site development plan in terms of the provisions of the Bedfordview Town Planning Scheme, 1995, shall be submitted to the City Council prior to the approval of any building plans. Such site development plan shall contain the following additional provision:

"If the Erf is to be subdivided the proposed subdivision lines."

3.2 Erven Subject to Special Conditions

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

LOCAL AUTHORITY NOTICE 1414

NOTICE OF APPROVAL BEDFORDVIEW AMENDMENT SCHEME 1495

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 to the Bedfordview Town Planning Scheme 1995, comprising the same land as included in the township of Bedfordview Extension 566 Township.

Map 3 documentation and Scheme Clauses of the Amendment Scheme are filed with the Executive Director: City Development, Civic Centre, Van Riebeeck Avenue, Edenvale are open for inspection at all reasonable times.

This amendment is known as Bedfordview Amendment Scheme 1495.

BLAKE MOSELY-LEFATOLA, Acting City Manager
Civic Centre, P O Box 25, Edenvale, 1610
