THE PROVINCE OF GAUTENG

DIE PROVINSIE GAUTENG

Provincial Gazette Extraordinary
Buitengewone Provinsiale Koerant

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GENERAL NOTICES · ALGEMENE KENNISGEWINGS

NOTICE 2766 OF 1995

GREATER JOHANNESBURG TRANSITIONAL METROPOLITAN COUNCIL

(Sandton Administration)

DECLARATION AS APPROVED TOWNSHIP

In terms of section 103 (1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Greater Johannesburg Transitional Metropolitan Council, Sandton Administration (hereinafter referred to as Sandton) hereby declares **Sunninghill Extension 81** to be an approved township, subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY FERNOW PROJECTS (PROPRIETARY) LIMITED, UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 448 OF THE FARM RIETFONTEIN 2 IR (WHICH PORTION IS DESCRIBED IN THE CURRENT DEED OF TRANSFER No. T59324/1995, AS PORTION 448 (A PORTION OF PORTION 55) OF THE FARM RIETFONTEIN 2 IR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) Name:

The name of the township shall be **Sunninghill Extension 81.**

KENNISGEWING 2766 VAN 1995

GROTER JOHANNESBURG METROPOLITAANSE OORGANGSRAAD

(Sandton Administrasie)

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 (1) van die Ordonnansie op Dorpsbeplanning *en Dorpe, 1986 (Ordonnansie 15 van 1986), verklar die Groter* Johannesburg Metropolitaanse Oorgangsraad, Sandton Administrasie (hierna verwys as 'Sandton') hierby die dorp **Sunninghill Uitbreiding 81** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR FERNOW PROJECTS (PROPRIETARY) LIMITED, INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 448 VAN DIE PLAAS RIETFONTEIN 2 IR (WELKE GEDEELTE BESKRYF WORD IN DIE HUIDIGE TRANSPORTAKTE Nr T59324/1995 AS GEDEELTE 448 ('N GEDEELTE VAN GEDEELTE 55) VAN DIE PLAAS RIETFONTEIN 2 IR) PROVINSIE GAUTENG, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) Naam:

Die naam van die dorp is **Sunninghill Uitbreiding 81.**

(2) Design:

The township shall consist of erven and streets as indicated on General Plan S G No A 3794/1995.

(3) Obligations in regard to essential services and streets and stormwater drainage:

The township owners shall install and provide all internal services in the township, subject to the approval of Sandton.

(4) Removal or replacement of municipal services:

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 owners.

(5) Disposal of existing conditions of title:

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals.

(6) Demolition of buildings and structures:

The township owner shall at their own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of Sandton, when required by Sandton to do so.

2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions, as indicated, imposed by Sandton in terms of the provisions of the Town-planning and Townships Ordinance, 1986:

(1) ***All erven:***

(a) The erf is subject to a servitude, 2m wide, in favour of Sandton 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 Sandton: Provided that Sandton may dispense with any such servitude.

(b) 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 thereof.

(c) Sandton shall be entitled to deposit temporarily 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 Sandton.

(2) ***Erf 1124:***

(a) The erf is subject to a 10m wide right-of-way servitude in favour of Erf 1125 Sunninghill Extension 81 Township and Erf 25 Woodmead Township for access purposes, as indicated on S G Diagram No 5946/1995.

(b) The erf is subject to servitudes in favour of Sandton, (Public Open Space/park) as indicated on S G Diagram No 5946/1995. On submission of a certificate from Sandton to the Registrar of Deeds stating that the servitudes in the present positions are no longer required the servitudes may be re-located to permanent positions to the satisfaction of Sandton. The cost of which shall be borne by the owner.

(3) ***Erf 1125:***

The erf is subject to a servitude in favour of Sandton (Public Open Space/Park) as indicated on S G Diagram No. 5947/1995. On submission of a certificate from Sandton to the Registrar of Deeds stating that the servitude in the present position is no longer required the servitude may be re-located to a permanent position to the satisfaction of Sandton. The cost of which shall be borne by the owner.

Acting Chief Executive Officer.

Civic Centre, Cnr West Street & Rivonia Road, Sandown, Sandton, 2196.

(2) Ontwerp:

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G No. A 3794/1995.

(3) Verpligtinge ten opsigte van noodsaaklike dienste asook die bou van strate en stormwaterdreinering:

Die dorpseienaars moet alle interne dienste in die dorp installeer en voorsien, onderworpe aan die goedkeuring van Sandton.

(4) Verskuiwing of die vervanging van munisipale dienste:

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

(5) Beskikking oor bestaande titelvoorwaardes:

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale.

(6) Sloping van geboue en strukture:

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, klaar sloop tot bevrediging van Sandton wanneer Sandton dit vereis.

2. TITELVOORWAARDES

Die erwe hieronder genoem sal onderworpe wees aan die voorwaardes soos aangedui, opgelê deur Sandton ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986:

(1) ***Alle erwe:***

(a) Die erf is onderworpe aan 'n serwituut 2m breed, vir riolerings- en ander munisipale doeleindes, ten gunste van Sandton langs enige twee grense uitgesonderd 'n straatgrens en in die geval van 'n pypsteelerf, 'n bykomende serwituut vir munisipale doeleindes 2m breed oor die toegangsgedeelte van die erf, indien en wanneer benodig deur Sandton: Met dien verstande dat Sandton van enige sodanige serwituut mag afstand doen.

(b) Geen geboue of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2m daarvan geplant word nie.

(c) Sandton sal geregtig wees om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke wat hy, volgens goeddunke, noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is Sandton geregtig tot redelike toegang tot genomede grond vir die voornoemde doel, onderworpe daaraan dat Sandton enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

(2) ***Erf 1124:***

(a) Die erf is onderworpe aan 'n reg-van-weg serwituut van 10m breed vir toegangsdoeleindes ten gunste van Erf 425 Sunninghill Extension 81 Dorp en Erf 25 Woodmead Dorp, soos aangedui op LG Diagram No. 5946/1995.

(b) Die erf is onderworpe aan serwitute ten gunste van Sandton (Openbare Oopruimte/Park), soos aangedui op L G Diagram No 5946/1995. By die indiening van 'n sertifikaat deur Sandton aan die Registrateur van Aktes waarin vermeld word dat sodanige serwitute nie meer in hul huidige posisies benodig word nie kan die serwitute na ander permanente posisies verskuif word tot bevrediging van Sandton, op koste van die eienaar.

(3) ***Erf 1125:***

Die erf is onderworpe aan 'n serwituut ten gunste van Sandton (Openbare Oopruimte/Park) soos aangedui op L G Diagram No 5947/1995. By die indiening van 'n sertifikaat deur Sandton aan die Registrateur van Aktes waarin vermeld word dat sodanige serwituut nie meer in sy huidige posisie benodig word nie kan die serwituut na 'n ander permanent posisie verskuif word tot bevrediging van Sandton, op koste van die eienaar.

Waarnemende Hoof/Uitvoerende Beampte.

Burgersentrum, h/v Weststraat en Rivoniaweg, Sandown, Sandton.

NOTICE 2767 OF 1995

SANDTON AMENDMENT SCHEME 2613

Sandton hereby in terms of the provisions of section 125 of the Town-planning and Townships Ordinance, 1986, declares that it has approved an amendment scheme, being an amendment of Sandton Town-planning Scheme, 1980, comprising the same land, as included in the township of Sunninghill Extension 81.

Map 3, Annexure and the scheme clauses of the amendment scheme are filed with, Sandton, and are open for inspection at all reasonable times.

The amendment is known as Sandton Amendment Scheme 2613.

Chief Executive Officer.

Civic Centre, Cnr West Street & Rivonia Road, Sandown, Sandton.

KENNISGEWING 2767 VAN 1995

SANDTON WYSIGINGSKEMA 2613

Sandton verklaar hierby ingevolge die bepalings van artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat dit 'n wysigingskema synde 'n wysiging van Sandton-dorps-beplanningskema, 1980, wat uit dieselfde grond as die dorp Sunninghill Uitbreiding 81 bestaan, goedgekeur het.

Kaart 3, Bylae en die skemaklousules van die wysigingskema word in bewaring gehou deur Sandton en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Sandton Wysigingskema 2613.

Hoof Uitvoerende Beampte.

Burgersentrum, H/v Weststraat en Rivoniaweg, Sandown, Sandton.

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