

***THE PROVINCE OF
GAUTENG***

***DIE PROVINSIE
GAUTENG***

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GENERAL NOTICES

KENNISGEWING 1554 VAN 2008

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 69 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965 (Ordonnansie 25 van 1985), verklaar die Administrateur hierby die dorp Sunninghill Uitbreiding 142 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

DPLG 11/3/9/1/3/17

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR DIE DIENENDE TRUSTEES VAN SUNNINGHILL RETAIL TRUST (HIERNA DIE AANSOEKER/DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965 (ORDONNANSIE 25 VAN 1985), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 558 ('N GEDEELTE VAN GEDEELTE 37) VAN DIE PLAAS RIETFontein NO. 2 - I.R., PROVINSIE VAN GAUTENG TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is Sunninghill Uitbreiding 142.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op S.G. No. 5141/2006.

(3) STORMWATERDREINERING EN STRAATBOU

- (a) Die dorpseienaar moet op versoek van die plaaslike bestuur aan sodanige bestuur 'n gedetailleerde skema, volledig met planne, deursnee en spesifikasies, opgestel deur 'n siviele ingenieur wat deur die plaaslike bestuur goedgekeur is, vir die opgaar en afvoer van stormwater deur die hele dorp deur middel van behoorlike aangelegde werke en vir die aanlê, teermacadamisering, beranding en kanalisering van die strate daarin, tesame met die verskaffing van sodanige keermure as wat die plaaslike bestuur nodig ag, vir goedkeuring voorlê.
- (b) Die dorpseienaar moet, wanneer die plaaslike bestuur dit vereis, die goedgekeurde skema op eie koste namens en tot bevrediging van die plaaslike bestuur, onder toesig van 'n siviele ingenieur deur die plaaslike bestuur goedgekeur, uitvoer.
- (c) Die dorpseienaar is verantwoordelik vir die instandhouding van die strate tot bevrediging van die plaaslike bestuur totdat die strate ooreenkomstig subklousule (b) gebou is.
- (d) Indien die dorpseienaar versuim om aan die bepalinge van paragrawe (a), (b) en (c) hiervan te voldoen, is die plaaslike bestuur geregtig om die werk op koste van die dorpseienaar te doen.

(4) BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, insluitende, maar uitsluitende die volgende voorwaardes wat nie op die erwe in die dorp moet oorgestaan nie:

- (a) "A (1) That Portion "B" of the said farm, of which a portion is hereby transferred, is entitled to a third share of the water out of the existing dam situated on that portion of the farm transferred to MATHYS MAGIELSE ROUX together with and

subject to such further rights and privileges appertaining thereto as more fully described in Deed of Servitude No.233/1903 dated the 12th day of May

- (2) That portion "B" of the farm, a portion of which is hereby transferred, is also subject to a right of water in favour of that portion of the farm transferred to HERMAN RUBENSTEIN on the 21st day of July, 1987, under Deed of Transfer No. 5297/1897."

- (b) "D By Notarial Deed No. K2015/78-S the property hereby transferred is subject to a servitude for a stormwater and other municipal purposes in extent 453 square metres, which area is defined by the letters A'BCD' on Diagram S.G. No. A1537/78 annexed to the aforementioned deed in favour of the SANDTON TOWN COUNCIL, which servitude includes ancillary rights, as will more fully appear from reference to the said Notarial Deed."

(5) TOEGANG

Geen ingang van Provinsieelpad K73 tot die dorp en geen uitgang tot Provinsieelpad K73 van die dorp sal toegelaat word.

(6) ONTVANGS EN VERSORGING VAN STORMWATER

Die dorpseienaar moet die dreinerling van die dorp so reël dat dit met Pad P70/1 inpas en alle stormwater wat van die paaie afloop of afgelei word, moet ontvang en versorg word.

(7) VERPLIGTINGE TEN OPSIGTE VAN NOODSAAKLIKE DIENSTE

Die dorpseienaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water, elektrisiteit en sanitêre dienste en die installering van stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom.

(8) VERPLIGTINGE TEN OPSIGTE VAN DIE SERWITUUT

Tegelyk met of voor die oordrag van Erwe 1488 en 1489, 'n Reg van Weg Serwituut moet oor Erwe 1488 en 1489 Sunninghill Uitbreiding 142 en Erwe 1491 en 1490 Sunninghill Uitbreiding 143 geregistreer word om toegang tot Gedeelte 1 van Hoewe 5 Airdinlandbouhoewe te voorsien.

2. TITELVOORWAARDES

Die erwe, hiema genoem, is onderworpe aan die volgende voorwaardes opgelê deur die Administrateur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1966.

(a) AI DIE ERWE

- (1) Die erf is onderworpe aan 'n serwituut 2 m breed, vir riolerings- en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 m 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) Geen gebou 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 2 m daarvan geplant word nie.
- (3) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander

werke wat hy volgens goeëdunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

(b) ERWE 1488 EN 1489

- (1) 'n Reg van Weg Serwituut oor Erwe 1488 en 1489 Sunninghill Uitbreiding 142 en Erwe 1491 en 1490 Sunninghill Uitbreiding 143 om toegang tot Gedeelte 1 van Hoewe 5 Airdinlandbouhoewes te voorsien.

NOTICE 1554 OF 2008

DECLARATION AS APPROVED TOWNSHIP

In terms of section 69 of the Town-planning and Townships Ordinance, 1985 (Ordinance 25 of 1985), the Administrator hereby declares Sunninghill Extension 142 township to be an approved township, subject to the conditions set out in the Schedule hereto.

DPLG 11/3/9/1/3/17

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE TRUSTEES FOR THE TIME BEING OF SUNNINGHILL RETAIL TRUST (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1985 (ORDINANCE NO. 25 OF 1985), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 558 (A PORTION OF PORTION 37) OF THE FARM RIETFontein NO. 2 – I.R., PROVINCE OF GAUTENG HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Sunninghill Extension 142.

(2) DESIGN

The township shall consist of erven and streets as indicated on S.G. No. 5141/2006.

(3) STORMWATER DRAINAGE AND STREET CONSTRUCTION

- (a) The township owner shall on request by the local authority submit to such authority for its approval a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer approved by the local authority, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, tarmacadamising, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the local authority.

Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

- (b) The township owner shall, when required by the local authority to do so, carry out the approved scheme at its own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.

- (c) The township owner shall be responsible for the maintenance of the streets to the satisfaction of the local authority until the streets have been constructed as set out in subclause (b).
- (d) If the township owner fails to comply with the provisions of paragraphs (a), (b) and (c) hereof the local authority shall be entitled to do the work at the cost of the township owner.

(4) 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, but excluding the following conditions which shall not be passed on to the erven in the township:

- (a) "A (1) That Portion "B" of the said farm, of which a portion is hereby transferred, is entitled to a third share of the water out of the existing dam situated on that portion of the farm transferred to MATHYS MAGIELSE ROUX together with and subject to such further rights and privileges appertaining thereto as more fully described in Deed of Servitude No.233/1903 dated the 12th day of May
- (3) That portion "B" of the farm, a portion of which is hereby transferred, is also subject to a right of water in favour of that portion of the farm transferred to HERMAN RUBENSTEIN on the 21st day of July, 1987, under Deed of Transfer No. 5297/1897."
- (b) "D By Notarial Deed No. K2015/78-S the property hereby transferred is subject to a servitude for a stormwater and other municipal purposes in extent 453 square metres, which area is defined by the letters A'BCD' on Diagram S.G. No. A1537/78 annexed to the aforementioned deed in favour of the SANDTON TOWN COUNCIL, which servitude includes ancillary rights, as will more fully appear from reference to the said Notarial Deed."

(5) ACCESS

No ingress from Provincial Road K73 to the township and no egress to Provincial Road K73 from the township shall be allowed.

(6) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of Road P70/1 and for all stormwater running off or being diverted from the road to be received and disposed of.

(7) OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

The township owner shall within such period as the local authority may determine, fulfil its obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefor, as previously agreed upon between the township owner and the local authority.

(8) OBLIGATIONS IN REGARD TO THE SERVITUDE

Simultaneously with or before transfer of Erven 1488 and 1489, a Right of Way Servitude is to be registered over Erven 1488 and 1489 Sunninghill Extension 142 and Erven 1491 and 1490 Sunninghill Extension 143 in order to provide access to Portion 1 of Holding 5 Airdin Agricultural Holdings

2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as indicated imposed by the Administrator in terms of the provisions of the Town-planning and Townships Ordinance, 1965.

(a) ALL ERVEN

- (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 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) 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 thereof.
- (3) The local authority 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 the local authority.

(b) ERVEN 1488 and 1489

- (1) A Right of Way Servitude over Erven 1488 and 1489 Sunninghill Extension 142 and Erven 1491 and 1490 Sunninghill Extension 143 in order to provide access to Portion 1 of Holding 5 Airdin Agricultural Holdings.

NOTICE 1555 OF 2008

SANDTON AMENDMENT SCHEME 02-6876

The Administrator hereby, in terms of the provisions of Section 89 of the Town Planning and Townships Ordinance, 1965, declares that he 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 142.

Map 3 and the scheme clauses of the amendment scheme are filed with the Gauteng Provincial Government, (Department of Economic Development), Johannesburg, and the Town Clerk, Johannesburg, and are open for inspection at all reasonable times.

The amendment scheme is known as Sandton Amendment Scheme 02-6876.

DPLG 11/3/9/1/3/17

KENNISGEWING 1555 VAN 2008**SANDTON WYSIGINGSKEMA 02-6876**

Die Administrateur verklaar hierby, ingevolge die bepalings van Artikel 89 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, dat hy 'n wysigingskema, synde 'n wysiging van Johannesburg Dorpsbeplanningskema 1980, wat uit dieselfde grond as die dorp Sunnighill Uitbreiding 142 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Gauteng Provinsiale Regering, (Departement van Ekonomiese Ontwikkeling), Johannesburg en die Stadsklerk, Johannesburg, en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Sandton Wysigingskema 02-6876

DPLG 11/3/9/1/3/17

KENNISGEWING 1556 VAN 2008

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 69 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965 (Ordonnansie 25 van 1965), verklaar die Administrateur hierby die dorp Sunninghill Uitbreiding 142 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

DPLG 11/3/9/1/3/18

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR DIE DIENENDE TRUSTEES VAN SUNNINGHILL RETAIL TRUST (HIERNA DIE AANSOEKER/DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965 (ORDONNANSIE 25 VAN 1965), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 559 ('N GEDEELTE VAN GEDEELTE 37) VAN DIE PLAAS RIETFONTEIN NO. 2 - I.R., PROVINSIE VAN GAUTENG TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is Sunninghill Uitbreiding 143.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op SG No 5142/2006.

(3) STORMWATERDREINERING EN STRAATBOU

- (a) Die dorpseienaar moet op versoek van die plaaslike bestuur aan sodanige bestuur 'n gedetailleerde skema, volledig met planne, deursnee en spesifikasies, opgestel deur 'n siviele ingenieur wat deur die plaaslike bestuur goedgekeur is, vir die opgaar en afvoer van stormwater deur die hele dorp deur middel van behoorlike aangelegde werke en vir die aanlê, teermacadamisering, beranding en kanalisering van die strate daarin, tesame met die verskaffing van sodanige keermure as wat die plaaslike bestuur nodig ag, vir goedkeuring voorlê.
- (b) Die dorpseienaar moet, wanneer die plaaslike bestuur dit vereis, die goedgekeurde skema op eie koste namens en tot bevrediging van die plaaslike bestuur, onder toesig van 'n siviele ingenieur deur die plaaslike bestuur goedgekeur, uitvoer.
- (c) Die dorpseienaar is verantwoordelik vir die instandhouding van die strate tot bevrediging van die plaaslike bestuur totdat die strate ooreenkomstig subklousule (b) gebou is.
- (d) Indien die dorpseienaar versuim om aan die bepalings van paragrawe (a), (b) en (c) hiervan te voldoen, is die plaaslike bestuur geregtig om die werk op koste van die dorpseienaar te doen.

(4) BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, insluitende, maar uitsluitende

- (a) die volgende voorwaardes wat nie op die erwe in die dorp moet oorgegaan nie:

"A (1) That Portion "B" of the said farm, of which a portion is hereby transferred, is entitled to a third share of the water out of the existing dam situated on that portion of the farm transferred to MATHYS MAGIELSE ROUX together with and subject to such

further rights and privileges appertaining thereto as more fully described in Deed of Servitude No.233/1903 dated the 12th day of May

- (2) That portion "B" of the farm, a portion of which is hereby transferred, is also subject to a right of water in favour of that portion of the farm transferred to HERMAN RUBENSTEIN on the 21st day of July, 1987, under Deed of Transfer No. 5297/1897." En

- (b) Behalwe vir Erf 1492 (Park) die volgende voorwaardes moet nie op die erwe in die dorp moet oorgegaan nie

"D By Notarial Deed No. K 2015/78-S the former Remaining Extent of Portion 37 (a Portion of Portion 3) of the farm Rietfontein 2, Registration Division iR., Province of Gauteng, (of which the property held hereunder forms a portion) is subject to a servitude for stormwater and other municipal purposes in extent 453 square metres, which area is defined by the letters A'BCD' on Diagram S.G.No. A1537/78 annexed to the aforementioned deed in favour of the Sandton Town Council, which servitude includes ancillary rights, as will more fully appear from reference to the said Notarial Deed."

(5) TOEGANG

Geen ingang van Provinsieelpad K73 tot die dorp en geen uitgang tot Provinsieelpad K73 van die dorp sal toegelaat word.

(6) ONTVANGS EN VERSORGING VAN STORMWATER

Die dorpseienaar moet die dreinerings van die dorp so reël dat dit met Pad P70/1 inpas en alle stormwater wat van die paaie afloop of afgelei word, moet ontvang en versorg word.

(7) BEPERKINGS OP DIE VERVREEMDING VAN DIE ERF

Die dorpseienaar mag nie Erf 1492 aan iemand anders as die Gauteng Department van Vervoer en Openbare Werke verkoop of vervreem binne 'n tydperk van 18 maande vanaf die datum van die verklaring van die dorp as 'n goedgekeurde dorp nie, tensy die Adjunk Direkteur-Generaal skriftelik aandui dat die Paaie-tak nie die erf wil aankoop nie. Indien die Paaie-tak die erf wil aankoop, sal hulle verantwoordelik wees vir die beplanning, ontwerp en konstruksie van die toegangspad oor die erf na Landbouhoewe 6 en Gedeelte 1 van Landbouhoewe 5 Airdinlandbouhoewes.

(8) VERPLIGTINGE TEN OPSIGTE VAN NOODSAAKLIKE DIENSTE

Die dorpseienaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water, elektrisiteit en sanitêre dienste en die installering van stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom.

(8) VERPLIGTINGE TEN OPSIGTE VAN DIE SERWITUUT

Tegelyk met of voor die oordrag van Erwe 1490 en 1491, 'n Reg van Weg Serwituut moet oor Erwe 1488 en 1489 Sunninghill Uitbreiding 142 en Erwe 1490 en 1491 Sunninghill Uitbreiding 143 geregistreer word om toegang tot Gedeelte 1 van Hoewe 5 Airdinlandbouhoewes te voorsien.

2. TITELVOORWAARDES

Die erwe, hierna genoem, is onderworpe aan die volgende voorwaardes opgelê deur die Administrateur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965.

(a) AI DIE ERWE MET UITSONDERING VAN DIE GENOEMDE IN KLOUSULE 2(5)

- (1) Die erf is onderworpe aan 'n serwituut 2 m breed, vir roterings- en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 m 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) Geen gebou 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 2 m daarvan geplant word nie.
- (3) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke wat hy volgens goeie dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

(b) ERWE 1490 EN 1491

- (1) Die erwe is onderworpe aan 'n ewigdurende reg van weg vir munisipale dienste ten gunste van die Johannesburg Stadsraad, soos aangedui op die Algemene Plan.

NOTICE 1556 OF 2008

DECLARATION AS APPROVED TOWNSHIP

In terms of section 69 of the Town-planning and Townships Ordinance, 1965 (Ordinance 25 of 1965), the Administrator hereby declares Sunninghill Extension 142 township to be an approved township, subject to the conditions set out in the Schedule hereto.

DPLG 11/3/0/1/3/18

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY THE TRUSTEES FOR THE TIME BEING OF SUNNINGHILL RETAIL TRUST (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965 (ORDINANCE NO. 25 OF 1965), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 559 (A PORTION OF PORTION 37) OF THE FARM RIETFontein NO. 2 – I.R., PROVINCE OF GAUTENG HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Sunninghill Extension 143.

(2) DESIGN

The township shall consist of erven and streets as indicated on SG No 5142/2006.

(3) STORMWATER DRAINAGE AND STREET CONSTRUCTION

- (a) The township owner shall on request by the local authority submit to such authority for its approval a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer approved by the local authority, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, tarmacadamising, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the local authority.

Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

- (b) The township owner shall, when required by the local authority to do so, carry out the approved scheme at its own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.
- (c) The township owner shall be responsible for the maintenance of the streets to the satisfaction of the local authority until the streets have been constructed as set out in subclause (b).
- (d) If the township owner fails to comply with the provisions of paragraphs (a), (b) and (c) hereof the local authority shall be entitled to do the work at the cost of the township owner.

(4) 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, but excluding

- (a) the following conditions which shall not be passed on to the erven in the township:

"A (1) That Portion "B" of the said farm, of which a portion is hereby transferred, is entitled to a third share of the water out of the existing dam situated on that portion of the farm transferred to MATHYS MAGIELSE ROUX together with and subject to such further rights and privileges appertaining thereto as more fully described in Deed of Servitude No.233/1903 dated the 12th day of May

(2) That portion "B" of the farm, a portion of which is hereby transferred, is also subject to a right of water in favour of that portion of the farm transferred to HERMAN RUBENSTEIN on the 21st day of July, 1987, under Deed of Transfer No. 5297/1897." and

- (b) Except for Erf 1492 (Park) the following condition shall not be passed on to the erven in the township:

" By Notarial Deed No. K 2015/78s the former Remaining Extent of Portion 37 (a Portion of Portion 3) of the farm Rietfontein 2, Registration Division IR., Province of Gauteng, (of which the property held hereunder forms a portion) is subject to a servitude for stormwater and other municipal purposes in extent 453 square metres, which area is defined by the letters A'BCD' on Diagram S.G.No. A1537/78 annexed to the aforementioned deed in favour of the Sandton Town Council, which servitude includes ancillary rights, as will more fully appear from reference to the said Notarial Deed."

(5) ACCESS

No ingress from Provincial Roads K73 and P70/1 to the township and no egress to Provincial Roads K73 and P70/1 from the township shall be allowed.

(6) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of Road P70/1 and for all stormwater running off or being diverted from the road to be received and disposed of.

(7) RESTRICTIONS ON THE DISPOSAL OF ERF

The township owner shall not offer for sale or alienate Erf 1492 within a period of 18 months from the date of declaration of the township as an approved township, to any person or body other than the Gauteng Department of Transport and Public Works, unless the said Deputy Director General has indicated in writing that the Roads Branch does not wish to acquire the erf. In the event of the Roads Branch acquiring the erf it shall be responsible for the planning design and construction of the access road over the erf to Holding 6 and Portion 1 of Holding 5 Airdin Agricultural Holdings.

(8) OBLIGATIONS IN REGARD TO ESSENTIAL SERVICES

The township owner shall within such period as the local authority may determine, fulfil its obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefor, as previously agreed upon between the township owner and the local authority.

(9) OBLIGATIONS IN REGARD TO THE SERVITUDE

Simultaneously with or before transfer of Erven 1490 and 1491, a Right of Way Servitude is to be registered over Erven 1488 and 1489 Sunninghill Extension 142 and Erven 1490 and 1491 Sunninghill Extension 143 in order to provide access to Portion 1 of Holding 5 Airdin Agricultural Holdings.

3. CONDITIONS OF TITLE

- (1) The erven mentioned hereunder shall be subject to the conditions as indicated imposed by the Administrator in terms of the provisions of the Town-planning and Townships Ordinance, 1985.

(a) ALL ERVEN WITH THE EXCEPTION OF THE ERF MENTIONED IN CLAUSE 2(5)

- (i) 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 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.
- (ii) 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 thereof.
- (iii) The local authority 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 the local authority.

(b) ERVEN 1490 AND 1491

- (i) The erf is subject to a perpetual right of way for municipal services in favour of the Johannesburg City Council, as indicated on the General Plan.

NOTICE 1557 OF 2008**SANDTON AMENDMENT SCHEME 02-6877**

The Administrator hereby, in terms of the provisions of Section 89 of the Town Planning and Townships Ordinance, 1985, declares that he 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 143.

Map 3 and the scheme clauses of the amendment scheme are filed with the Gauteng Provincial Government, (Department of Economic Development), Johannesburg, and the Town Clerk, Johannesburg, and are open for inspection at all reasonable times.

The amendment scheme is known as Sandton Amendment Scheme 02-6877.

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KENNISGEWING 1557 OF 2008**SANDTON WYSIGINGSKEMA 02-6877**

Die Administrateur verklaar hierby, ingevolge die bepalinge van Artikel 89 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, dat hy 'n wysigingskema, synde 'n wysiging van Johannesburg Dorpsbeplanningskema 1980, wat uit dieselfde grond as die dorp Sunninghill Uitbreiding 143 bestaan, goedgekeur het.

Kaart 3 en die skemaklausules van die wysigingskema word in bewaring gehou deur die Gauteng Provinsiale Regering, (Departement van Ekonomiese Ontwikkeling), Johannesburg en die Stadsklerk, Johannesburg, en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Sandton Wysigingskema 02-6877

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