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GENERAL NOTICES · ALGEMENE KENNISGEWINGS

NOTICE 1102 OF 1995

DECLARATION AS APPROVED TOWNSHIP

In terms of section 69 of the Town-planning and Townships Ordinance, 1965 (Ordinance No. 25 of 1965), the Competent Authority hereby declares Morningside Extension 126 Township to be an approved township subject to the conditions set out in the Schedule hereto.

(GO 15/3/2/116/3)

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY WALDORF TWO (PROPRIETARY) LIMITED UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 722 OF THE FARM ZANDFONTEIN 42 IR, PWV PROVINCE, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) Name:

The name of the townships shall be **Morningside Extension 126**.

(2) Design:

The township shall consist of erven and streets as indicated on General Plan SG No. A11552/1994.

(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 collection and disposal of stormwater throughout the township by means of properly constructed

KENNISGEWING 1102 VAN 1995

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 69 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965 (Ordonnansie No. 25 van 1965), verklaar die Bevoegde Owerheid hierby die dorp Morningside-uitbreiding 126 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

(GO 15/3/2/116/3)

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR WALDORF TWO (PROPRIETARY) LIMITED INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 722 VAN DIE PLAAS ZANDFONTEIN 42 IR, PWV-PROVINSIE, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES

(1) Naam:

Die naam van die dorp is **Morningside-uitbreiding 126**.

(2) Ontwerp:

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan SG No. A11552/1994.

(3) Stormwaterdreinerings 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 opgaan en afvoer van stormwater deur die hele dorp deur middel van behoorlike aan-

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) Endowment:

Payable to the local authority:

The township owner shall, in terms of the provisions of section 63 (1) (b) of the Town-planning and Townships Ordinance, 1965, pay a lump sum endowment of R63 000,00 to the local authority for the provision of land for a park (public open space).

Such endowment shall be payable in terms of section 73 of the said Ordinance.

(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 its 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 the local authority, when the local authority so requires.

2. CONDITIONS OF TITLE

(1) All erven:

(a) 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 parhandle 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.

(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 2 m thereof.

(c) 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.

(d) The erf is subject to servitudes for road purposes in favour of the local authority, as indicated on the general plan. On submission of a certificate from the local authority to the Registrar of Deeds stating that the servitudes are no longer required, this condition shall lapse.

gelegde 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.

Verder, moet die skema die roete en helling aandui deur middel waarvan elke erf toegang tot die aangrensende straat verkry.

(b) Die dorpsieenaar 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 sivile ingenieur deur die plaaslike bestuur goedgekeur, uitvoer.

(c) Die dorpsieenaar 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 dorpsieenaar 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 dorpsieenaar te doen.

(4) Begiftiging:

Betaalbaar aan die plaaslike bestuur:

Die dorpsieenaar moet kragtens die bepalings van artikel 63 (1) (b) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, aan die plaaslike bestuur as begiftiging 'n globale bedrag van R63 000,00 betaal welke bedrag deur die plaaslike bestuur aangewend moet word vir die verkryging van 'n park (openbare oopruimte).

Sodanige begiftiging sal betaalbaar wees kragtens artikel 73 van die genoemde Ordonnansie.

(5) Beskikking oor bestaande titelvoorwaardes:

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

(6) Sloping van geboue en strukture:

Die dorpsieenaar moet op eie koste alle bestaande geboue en strukture wat binne boulyn reserves, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

2. TITELVOORWAARDES

(1) Alle erwe:

(a) Die erf is onderworpe aan 'n servituut van 2 m breed vir rioerings- en ander munisipale doeleindes langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteel-erf, 'n addisionele servituut 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 servituut mag afsien.

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

(c) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige hoofrioolpyleidings en ander werke wat hy volgens goeë dunde noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde servituut 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 hoofrioolpyleiding en ander werke veroorsaak word.

(d) Die erf is onderworpe aan 'n servituut vir paddoeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui. By die indiening van 'n sertifikaat deur die plaaslike bestuur aan die Registrateur van Aktes waarin vermeld word dat sodanige servituut nie meer benodig word nie, verval die voorwaarde.

NOTICE 1103 OF 1995

SANDTON AMENDMENT SCHEME 2208

In terms of the provisions of section 89 (1) of the Town-planning and Townships Ordinance, 1965, it is hereby declared that an amendment scheme, being an amendment of Sandton Town-planning Scheme, 1980, comprising the same land as included in Morningside Extension 126 Township has been approved.

Map 3 and the scheme clauses of the amendment scheme are filed with the Acting Director-General: Provincial Administration, Germiston, and the Town Clerk, Sandton, and are open for inspection at all reasonable times.

The amendment is known as Sandton Amendment Scheme 2208.

(GO 15/16/3/116H/2208)

KENNISGEWING 1103 VAN 1995

SANDTON-WYSIGINGSKEMA 2208

Hiermee word ingevolge die bepalings van artikel 89 (1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, verklaar dat 'n wysigingskema synde 'n wysiging van Sandton-dorpsbeplanning-skema, 1980, wat uit dieselfde grond as die dorp Morningside-uitbreiding 126 bestaan, goedgekeur is.

Kaart 3 en die skemaklousule van die wysigingskema word in bewaring gehou deur die Waarnemende Direkteur-generaal: Provinsiale Administrasie, Germiston, en die Stadsklerk, Sandton, en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as die Sandton-wysigingskema 2208.

(GO 15/16/3/116H/2208)

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