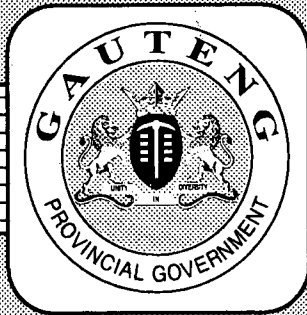


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**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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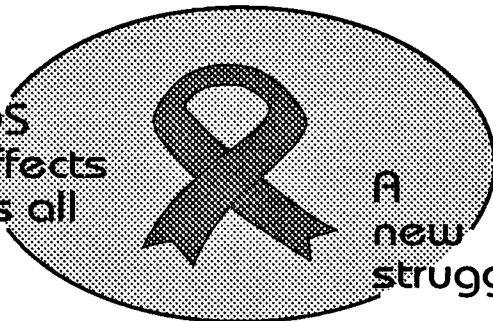
Vol. 8

PRETORIA, 17 OCTOBER 2002  
OKTOBER

**No. 352**

**We all have the power to prevent AIDS**

AIDS  
affects  
us all



A  
new  
struggle

**Prevention is the cure**

**AIDS**

**HELPLINE**

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DEPARTMENT OF HEALTH



02352

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**CONTENTS**

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
<b>LOCAL AUTHORITY NOTICES</b>			
1610	Town-planning and Townships Ordinance (15/1986): City of Johannesburg: Amendment Scheme 02-0852: River Club Extension 32.....	3	352
1611	do.: do.: Declaration as approved township: River Club Extension 32 .....	4	352

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## LOCAL AUTHORITY NOTICES

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### LOCAL AUTHORITY NOTICE 1610

#### CITY OF JOHANNESBURG AMENDMENT SCHEME 02-0852

The Council hereby in terms of provisions of Section 125 of the Town-planning and Townships Ordinance, 1986, declares that it has approved the amendment scheme, being an amendment of the Sandton Town-planning Scheme 1980, comprising the same land, as included in the Township of **RIVER CLUB EXTENSION 32**

Map 3, Annexure and scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning, Transportation and Environment: City of Johannesburg and are open for inspection at all reasonable times.

The amendment scheme is known as Amendment Scheme **02-0852**

**Executive Director: Development Planning  
Transportation and Environment**

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### PLAASLIKE BESTUURSEKENNISGEWING 1610

#### STAD VAN JOHANNESBURG WYSIGINGSKEMA 02-0852

Die Stadsraad 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 dorpsbeplanningskema, 1980, wat uit dieselfde grond as die dorp **RIVER CLUB UITBREIDING 32** bestaan, goedgekeur het.

Kaart 3, Bylae en die skemaklousules van die wysigingskema word in bewaring gehou deur Uitvoerende Direkteur: Ontwikkelings Beplanning, Vervoer en Omgewing, Stad van Johannesburg en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Sandton-wysigingskema **02-0852**

**Uitvoerende Direkteur: Ontwikkelings Beplanning,  
Vervoer en Omgewing**

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**LOCAL AUTHORITY NOTICE 1611****CITY OF JOHANNESBURG  
DECLARATION AS APPROVED TOWNSHIP**

In terms of section 103(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986) the CITY OF JOHANNESBURG declares **RIVER CLUB EXTENSION 32** to be an approved township subject to the conditions set out in the Schedule hereto.

**SCHEDULE**

CONDITIONS UNDER WHICH THE APPLICATION MADE BY RIVER CLUB 32 (PTY) LIMITED IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 1986 (ORDINANCE NO 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 768 (A PORTION OF PORTION 9) OF THE FARM ZANDFONTEIN NO. 42 IR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

**1. CONDITIONS OF ESTABLISHMENT**

- (1) **Name**  
The name of the township shall be **RIVER CLUB EXTENSION 32**
- (2) **Design**  
The township shall consist of erven as indicated on General Plan S.G. No 2286/2002.
- (3) **Provision and installation of engineering services**  
The township owner shall provide engineering services in the township, subject to the approval of the Council and/or City Power / Eskom.
- (4) **Obligations in respect of services and limitations in respect of the alienation of erven**
  - (a) The Township owners shall, in terms of a prior agreement with the Council, fulfil their obligations with the regard to the provision of engineering services in and for the township in terms of Chapter 5 of the Ordinance.
  - (b) Contributions towards the provisions of external engineering services and bulk sewer shall be payable in terms of the Ordinance.
  - (c) No erven may be alienated or be transferred into the name of a buyer prior to the Council having confirmed that sufficient guarantees / cash contributions / endowments in respect of the supply of services by the township owner has been made to the said Council.
- (5) **Removal and 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 owner.
- (6) **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 including the following servitudes which affect the erven in the township:-
  - a) A servitude vide SG Diagram No. 9578/1998 Deed of Servitude No. K3996/2000 which affects Erf 890 in the township.
  - b) A servitude vide SG Diagram No. 2698/2000 Deed of Servitude No. K3996/2000 which affects Erf 890 in the township.

- c) A servitude vide SG Diagram No. A2173/1978 Deed of Servitude No. K2710/1978S which affects Erf 889 in the township.
- d) A servitude 3m wide vide SG Diagram No. 2285/2002 Deed of Servitude No. K5849/2002 which affects Erven 881, 882, 883, 884, 886 and 890 in the township.

(7) **Formation and Duties of the Residents Association**

- (a) The applicant shall properly and legally constitute a Residents Association to the satisfaction of the Council prior to or simultaneous with the sale of the first erf in the township.
- (b) The access erf (Erf 890) shall be registered in the name of the Residents Association.
- (c) Each and every owner of Erf 862 to Erf 889 shall become a member of the Residents Association upon transfer of the erf. Such association shall have full responsibility for the access erf (890) and the essential services (excluding the sewerage systems) serving the township contained therein.
- (d) The Residents Association shall have the legal power to levy from each and every member the costs incurred in fulfilling its function and shall have legal recourse to recover such fees in the event of default in payment by any member.
- (e) A servitude for municipal purposes shall be registered over Erf 890 in favour of and to the satisfaction of the Council.
- (f) The Council shall have unrestricted access to Erf 890 at all times.

2. **CONDITIONS OF TITLE**

The erven mentioned hereunder shall be subject to the conditions, as indicated, imposed by the Council 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 the Council 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 the Council: Provided that the Council 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) The Council 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 Council.

(2) **ERF 890**

The erf is subject to:-

- a) A Right-of-Way servitude for private vehicular and pedestrian access purpose in favour of Erf 789 River Club Extension 37
- b) A 6x3m electrical substation in favour of the Council.

(3) **ERVEN 881, 882, 883, 884, 886 AND 890**

The erven are subject to a 3m wide sewer servitude in favour of the Council.

(4) **ERF 887**

The erf is subject to a Right-of-Way servitude for private vehicular and pedestrian access purposes to be registered over Erf 887 in favour of Erf 888.

(5) **ERF 889**

The erf is subject to a Right-of-Way servitude for private vehicular and pedestrian access purposes in favour of Erf 890.

**PLAASLIKE BESTUURSEKENNISGEWING 1611****STAD VAN JOHANNESBURG  
VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge artikel 103(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No. 15 van 1986) verklaar die STAD VAN JOHANNESBURG hierby die dorp **RIVER CLUB UITBREIDING 32** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

**BYLAE**

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR RIVER CLUB 32 (PTY) LIMITED INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 768 (N GEDEELTE VAN GEDEELTE 9) VAN DIE PLAAS ZANDFONTEIN NO 42 IR, PROVINSIE GAUTENG, TOEGESTAAN IS.

**1. STIGTINGSVOORWAARDES**

- (1) **Naam**  
Die naam van die dorp is **RIVER CLUB UITBREIDING 32**
- (2) **Ontwerp**  
Die dorp bestaan uit erwe soos aangedui op Algemene Plan SG No. 2286/2002
- (3) **Voorsiening en installering van Dienste**  
Die dorpseienaar moet die nodige reelings met die Raad tref vir die voorsiening en instalering van ingenieursdienste in die dorp, tot bevrediging van die Raad, en/of City Power / Eskom.
- (4) **Verpligtinge ten opsigte van noodsaaklike dienste asook die beperking ten opsigte van vervreeming of oordragte**
- (a) Die dorpseienaars sal, in terme van n vooraf gereelde ooreenkoms met die Raad, sy verpligtinge rakende tot die voorsiening van ingenieursdienste in en vir die dorp, in terme van Hoofstuk 5 van die Ordonnansie.
- (b)  Bydrae tot die voorsiening van ingenieursdienste sal betaalbaar wees.
- (c) Geen erwe mag vervreem of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur bevestig het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van dienste deur die dorpseienaar aan die Stadsraad gelewer is nie.
- (5) **Verskuiwing of die vervanging van munisipale dienste**  
Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale dienste te verskuif of te vervang moet die koste daarvan deur die dorpseienaars gedra word.
- (6) **Beskikking oor bestaande titelvoorwaardes**  
Alle erwe moet onderhewig gemaak word aan bestaande titelvoorwaardes en serwitute, indien enige, insluitende die reservering van die mineraleregte, en insluitend die volgende serwitute wat slegs die erwe affekteer in die dorp;
- a)  Serwituut vide LG Diagram No. 9578/1998 Akte van Serwituut No. K3996/2000 wat slegs Erf 890 in die dorp affekteer.
- b)  Serwituut vide LG Diagram No. 2698/2000 Akte van Serwituut No. K3996/2000 wat slegs Erf 890 in die dorp affekteer.
- c)  Serwituut vide LG Diagram No. A2173/1978 Akte van Serwituut No. K2710/1978S wat slegs Erf 889 in die dorp affekteer.
- d)  Serwituut 3m wyd vide LG Diagram No. 2285/2002 Akte van Serwituut No. K5849/2002 wat Erwe 881, 882, 883, 884, 886 en 890 in die dorp affekteer.

(7) **Stigting en verpligting van inwoners-vereniging**

- (a) Die aansoekers moet wetlik en volgens voorskrif die Inwoners-vereniging tot goedkeuring van die Stadraad saamstel, voor met die verkoop van die eerste erf in die dorp.
- (b) Die toegangserf (Erf 890) sal in die naam van die Inwoners-Vereniging geregistreer word.
- (c) Iedere en elke eienaar van Erwe 862 tot 889 sal 'n lid van die Inwoners-vereniging word met oordrag van die erf. Sodanige vereniging sal die volle verantwoordelikheid vir die toegangserf (Erf 890) en noodsaaklike dienste (uitgesluit die riool stelsel) daarin dra.
- (d) Die Inwoners-vereniging sal die wettige reg hê om die kostes aangegaan ter vervulling van sy doel van ieder en elke lid te hef en sal toegang hê tot regshulp ter verhaling van sodanige fooi in die geval van die wanbetaling deur enige lid.
- (e)  Serwituut vir Raad doeleindes sal geregistreer word oor Erf 890 ten gunste van en tot goedkeuring van die Stadraad.
- (f) Die Raad sal onbeperkte toegang tot Erf 890, te alle tye, verkry.

2. **TITELVOORWAARDES**

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

(1) **ALLE ERWE**

- (a) Die erf is onderworpe aan 'n serwituut van 2 meter breed vir riolerings- en ander munisipale doeleindes, ten gunste van die Raad langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 meter breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die Raad: Met dien verstande dat die Raad van enige sodanige serwituut mag afsien.
- (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 2 meter daarvan geplant word nie.
- (c) Die Raad 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 goeiddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en is voorts geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Raad enige skade vergoed wat gedurende die aanleg onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

(2) **ERF 890**

Die erf is onderworpe aan:-

- a) 'n Reg-van-Weg Serwituut vir privaat voertuig en voetganger toegang doeleindes ten gunste van Erf 789 River Club Uitbreiding 37.
- b) N 6x3m elektriese substasie ten gunste van die Raad.

(3) **ERWE 881, 882, 883, 884, 886 EN 890**

Die erwe is onderworpe aan 'n 3m wye rioolserwituut ten gunste van die Raad.

(4) **ERF 887**

Die erf is onderworpe aan  Reg-van-Weg serwituut vir privaat voertuig en voetganger toegang doeleindes om geregistreer te word oor Erf 887 ten gunste van Erf 888.

(5) **ERF 889**

Die erf is onderworpe aan  Reg-van-Weg Serwituut vir privaat voertuig en voetganger toegang doeleindes ten gunste van Erf 890.

