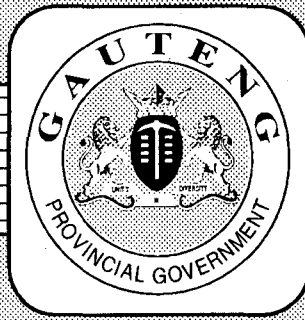


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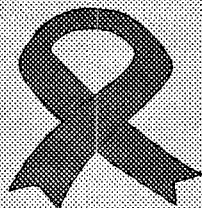
Vol. 9

PRETORIA, 10 JUNE 2003
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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 992

CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY 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 Metropolitan Municipality hereby declares RIVER CLUB EXTENSION 39 to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY PREMIO DEVELOPMENTS (PTY) LTD UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 1986 (ORDINANCE NO 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 118 (A PORTION OF PORTION 107) OF THE FARM ZANDFONTEIN 42 IR, PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) **Name**

The name of the township shall be RIVER CLUB EXTENSION 39

(2) **Design**

The township shall consist of erven and streets as indicated on General Plan S.G. No 1509/2003.

(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 Eskom / City Power.

(4) **Obligations in respect of services and limitations in respect of the alienation of erven.**

The Township owner shall in terms of prior agreement with the Council, fulfil its obligations with regard to the provision of engineering services in and for the township in terms of Chapter 5 of the Town Planning and Townships Ordinance, 1986.

In terms of the Town Planning and Townships Ordinance, 15 of 1986, a contribution towards the provision of engineering services, bulk sewer and endowment in lieu of parkland (if applicable) shall be payable.

No erven may be alienated or transferred in the name of a purchaser prior to the Council having confirmed that sufficient guarantees/cash contributions have been furnished in respect of the provision of services by the township owner to the Council.

(5) **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 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, but excluding:

The servitudes for access purposes and for essential services in favour of Section 21 Companies / legal entities and for municipal purposes in favour of the Council, as indicated on Diagram S.G. number 1508/2003 which only affect Erven 921 and 922 in the Township.

(7) Formation and duties of Section 21 Companies or other similar legal entities

- (a) The applicant shall properly and legally constitute Section 21 Companies or other similar legal entities to the satisfaction of the Council prior to or simultaneously with the transfer of the first erf in the township, which Companies / legal entities shall not be deregistered without the consent of the Council.
- (b) To ensure access to the township and to protect essential services therein, servitudes of right of way and for essential services shall be registered over Portion 118 (a portion of Portion 107) of the Farm Zandfontein 42 IR (which after proclamation shall be known as Erven 921 and 922) in favour of the Section 21 Companies / legal entities as well as a servitude for municipal services in favour of the Council and Erf 922 may not in any way be disposed of without prior written consent of the Council.
- (c) Erven 923 and 924, earmarked for access and guardhouse purposes shall be registered in the name of the relevant Section 21 Companies / legal entities and said erven may not in any way be disposed of without prior written consent of the Council.
- (d) Each and every owner of Erven 892 to 921 shall become a member of the applicable Section 21 Company / legal entity upon transfer of the erf. Such Companies / legal entities shall have full responsibility for the relevant erven and the essential services (excluding services taken over by the Council) contained therein.
- (e) The applicable Section 21 Companies / legal entities shall have full legal power to levy from each and every member, the costs incurred in fulfilling their functions and shall have legal recourse to recover such fees in the event of a default in payment by any member.
- (f) The Council shall not be liable for the malfunction of the surfacing of the access ways and / or any essential services with the exception of services taken over by the Council.
- (g) Servitudes for municipal services shall be registered over Erven 923 and 924 (access erven) in favour of and to the satisfaction of the Council.
- (h) Access from Erven 892 to 921 to a public road shall be across the applicable access erven and the relevant right of way servitudes registered for such purposes.
- (i) The Council shall have unrestricted access to Erven 923 and 924 as well as the access ways to the township.

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, 2 metres 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, 2 metres 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 2 m 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 920**

The erf is subject to a servitude of right of way and for essential services in favour of the relevant Section 21 Company or similar legal entity and a servitude for municipal services in favour of the Council, as indicated on the General Plan.

(3) **Erf 921**

- (a) The erf is subject to a servitude for electrical substation purposes in favour of the Council, as indicated on the General Plan.
- (b) The erf is subject to a servitude of right of way and for essential services in favour of the relevant Section 21 Company or similar legal entity and a servitude for municipal services in favour of the Council, as indicated on the General Plan.

(4) **Erf 922**

- (a) The erf is subject to three servitudes for stormwater purposes, each 3m wide in favour of the Section 21 Companies or similar legal entities, as shown on the General Plan.
- (b) The erf is subject to a 2m wide servitude for municipal services in favour of the Council, as indicated on the General Plan.
- (c) The erf is subject to a servitude for electrical substation purposes in favour of the Council, as indicated on the General Plan.

(5) **Erven 923 and 924**

The erven are subject to servitudes for municipal services in favour of and to the satisfaction of the Council.

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

LOCAL AUTHORITY NOTICE 993**CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY
AMENDMENT SCHEME 02-1493**

The Council hereby in terms of the 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 39.

Map 3, Annexure and scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning, Transportation and Environment, 8th Floor, Metropolitan Centre, 158 Loveday Street, Braamfontein and are open for inspection at all reasonable times.

The amendment scheme is known as Sandton Amendment Scheme 02-1493.

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

PLAASLIKE BESTUURSKENNISGEWING 992**STAD VAN JOHANNESBURG METROPOLITAANSE MUNISIPALITEIT
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 Metropolitaanse Munisipaliteit hierby die dorp RIVER CLUB UITBREIDING 39 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VOOWAARDES WAAROP DIE AANSOEK GEDOEN DEUR PREMIO DEVELOPMENTS (EDMS) BEPERK INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE NO 15 VAN 1986) OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 118 ('N GEDEELTE VAN GEDEELTE 107) VAN DIE PLAAS ZANDFONTEIN 42 - I.R., PROVINSIE GAUTENG TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES**(1) Naam**

Die naam van die dorp is RIVER CLUB UITBREIDING 39.

(2) Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 1509/2003.

(3) Voorsiening en installasie van Ingenieursdienste

Die dorpseienaar moet alle ingenieursdienste in die dorp voorsien, onderworpe aan die goedkeuring van die Stadsraad en Eskom / "City Power".

(4) Verpligtinge ten opsigte van dienste en beperkings ten opsigte van die vervreemding van erwe

Die dorpseienaar moet ingevolge 'n vooraf ooreenkoms met die Stadsraad sy verpligtinge ten opsigte van die voorsiening van ingenieursdienste in en vir die dorpsgebied ingevolge Hoofstuk 5 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 nakom.

Ingevolge die Ordonnansie op Dorpsbeplanning en Dorpe, 15 van 1986, is 'n bydrae tot die voorsiening van ingenieursdienste, grootmaatriool en parkebegiftiging (indien van toepassing) betaalbaar.

Geen erwe mag vervreem of oorgedra word in die naam van 'n koper nie alvorens die Stadsraad bevestig het dat voldoende waarborge / kontantbydraes ten opsigte van die verskaffing van dienste deur die dorpseienaar aan die Stadsraad voorsien is.

(5) Verskuiwing of 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 dorpseienaar gedra word.

(6) Beskikking oor bestaande Titellooswaardes

Alle erwe moet onderhewig wees aan bestaande titellooswaardes en serwitute, indien enige, met inbegrip van die regte op minerale maar uitgesluit:

Die serwitute vir toegangsdoeleindes en vir noodsaaklike dienste ten gunste van Artikel 21 Maatskappye / regsentiteite en vir munisipale doeleindes ten gunste van die Stadsraad, soos aangetoon op Diagram L.G. nommer 1508/2003 wat slegs Erwe 921 en 922 in die Dorp raak.

(7) Samestelling en pligte van Artikel 21 Maatskappye of ander soortgelyke regsentiteite.

- (a) Die applikant moet behoorlik en regtens Artikel 21 Maatskappye of soortgelyke regsentiteite tot bevrediging van die Stadsraad saamstel voor of gelyktydig met die verkoop van die eerste erf in die dorp, welke Maatskappye / regsentiteite nie gederegistreer mag word sonder die toestemming van die Stadsraad nie.
- (b) Ten einde toegang na die dorp te verseker en om noodsaaklike dienste daarin geleë te beskerm, moet serwitute van reg van weg en vir noodsaaklike dienste or Gedeelte 118 ('n Gedeelte van Gedeelte 107) van die Plaas Zandfontein 42 – I.R. geregistreer word (wat na proklamasie bekend sal staan as Erwe 921 en 922) ten gunste van die Artikel 21 Maatskappye / regsentiteite sowel as 'n serwitute vir munisipale dienste ten gunste van die Stadsraad en Erf 922 mag nie op enige wyse vervreem word sonder die vooraf skriftelike toestemming van die Stadsraad nie.
- (c) Erwe 923 en 924, geormerk vir toegang en waghuisdoeleindes moet in die naam van die betrokke Artikel 21 Maatskappye / regsentiteite geregistreer word en gemelde erwe mag nie op enige wyse vervreem word sonder die vooraf skriftelike toestemming van die Stadsraad nie.
- (d) Ieder en elke eienaar van Erwe 892 tot 921 moet 'n lid word van die toepaslike Artikel 21 Maatskappye / regsentiteite tydens oordrag van die erf. Sodanige Maatskappye / regsentiteite moet volle verantwoordelikheid vir die betrokke

erwe asook die noodsaaklike dienste (uitgesluit dienste deur die Stadsraad oorgeneem) daarin geleë, aanvaar.

- (e) Die toepaslike Artikel 21 Maatskappye / regsentiteite moet volle wetlike mag hê om van ieder en elke lid die koste te verhaal wat aangegaan is om sy pligte na te kom en moet die regsbevoegdheid hê om sodanige fooie van enige lid wat in gebreke bly om betalings te maak, te verhaal.
- (f) Die Stadsraad kan nie verantwoordelik gehou word indien die oppervlakte van die toegangspaaie en / of enige noodsaaklike dienste onklaar raak nie, met die uitsondering van dienste wat deur die Stadsraad oorgeneem is.
- (g) Serwitute vir munisipale dienste moet oor Erwe 923 en 924 (toegangserwe) ten gunste van en tot bevrediging van die Stadsraad geregistreer word.
- (h) Toegang vanaf Erwe 892 tot 921 na 'n openbare pad moet oor die toepaslike toegangserwe en die betrokke serwitute van reg van weg wat vir sodanige doeleindes geregistreer is, voorsien word.
- (i) Die Stadsraad moet onbeperkte toegang tot Erwe 923 en 924 sowel as die toegangspaaie verleen word.

2. TITELVOORWAARDES

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

(1) Alle Erwe

- (a) Die erf is onderworpe aan 'n serwituut, 2 meter breed vir riolerings- en ander munisipale doeleindes, ten gunste van die Stadsraad 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 Stadsraad; Met dien verstande dat die Stadsraad van enige sodanige serwituut mag afsien.
- (b) 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 (twee) meter daarvan geplant word nie.
- (c) Die Stadsraad is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke wat hy volgens goeddunke 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 Stadsraad enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke veroorsaak word.

(2) Erf 920

Die erf is onderworpe aan 'n serwituut van reg van weg en vir noodsaaklike dienste ten gunste van die betrokke Artikel 21 Maatskappye of soortgelyke regsentiteit en 'n

serwituut vir munisipale dienste ten gunste van die Stadsraad, soos aangetoon op die Algemene Plan..

(3) **Erf 921**

- (a) Die erf is onderworpe aan 'n serwituut vir elektriese substasiedoeleindes ten gunste van die Stadsraad, soos aangetoon op die Algemene Plan.
- (b) Die erf is onderworpe aan 'n serwituut van reg van weg en vir noodsaaklike dienste ten gunste van die betrokke Artikel 21 Maatskappy of soortgelyke regsentiteit en 'n serwituut vir munisipale dienste ten gunste van die Stadsraad, soos aangetoon op die Algemene Plan.

(4) **Erf 922**

- (a) Die erf is onderworpe aan drie serwitute vir stormwaterdoeleindes, elk 3m breed, ten gunste van Artikel 21 Maatskappye of soortgelyke regsentiteite, soos aangetoon op die Algemene Plan.
- (b) Die erf is onderworpe aan 'n 2m wye serwituut vir munisipale dienste ten gunste van die Stadsraad, soos aangetoon op die Algemene Plan.
- (c) Die erf is onderworpe aan 'n serwituut vir elektriese substasiedoeleindes ten gunste van die Stadsraad, soos aangetoon op die Algemene Plan.

(5) **Erwe 923 en 924**

Die erwe is onderworpe aan serwitute vir munisipale dienste ten gunste van en tot bevrediging van die Stadsraad.

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PLAASLIKE BESTUURSKENNISGEWING 993


**STAD VAN JOHANNESBURG METROPOLITAANSE MUNISIPALITEIT
WYSIGINGSKEMA 02-1493**

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 EXTENSION 39 bestaan, goedgekeur het.

Kaart 3, Bylae en die skemaklousules van die wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning, Vervoer en Omgewing, 8ste Vloer, Metropolitaanse Sentrum, Lovedaystraat 158, Braamfontein en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Sandton Wysigingskema 02-1493

**Uitvoerende Direkteur: Ontwikkelingsbeplanning,
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HENNIE MALAN

Director: Financial Management
 Office of the Premier (Gauteng)

