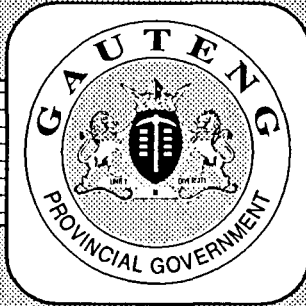


**THE PROVINCE OF  
GAUTENG**



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**Provincial Gazette Extraordinary  
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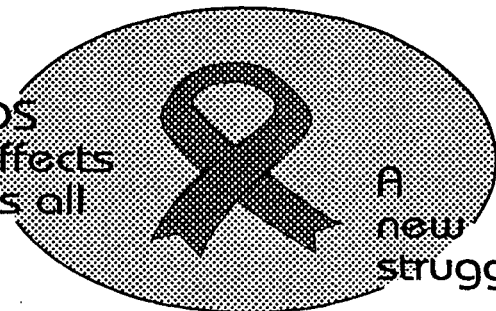
**Vol. 10**

**PRETORIA, 11 AUGUST  
AUGUSTUS 2004**

**No. 321**

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

AIDS  
affects  
us all



A  
new  
struggle

**Prevention is the cure**

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## LOCAL AUTHORITY NOTICES

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### LOCAL AUTHORITY NOTICE 1665

#### CITY OF JOHANNESBURG AMENDMENT SCHEME 07-3161

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 Halfway House – Clayville Town-planning Scheme 1976, comprising the same land, as included in the Township of **KYALAMI HILLS EXTENSION 9**

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 07-3161

**Executive Director: Development Planning  
Transportation and Environment**  
Notice No. 799/2004

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### PLAASLIKE BESTUURSKENNISGEWING 1665

#### STAD VAN JOHANNESBURG WYSIGINGSKEMA 07-3161

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 Halfway House - Clayville dorpsbeplanningskema, 1976, wat uit dieselfde grond as die dorp **KYALAMI HILLS UITBREIDING 9** 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 wysigingskema 07-3161

**Uitvoerende Direkteur: Ontwikkelings Beplanning, Vervoer en Omgewing**  
Notice No. 799/2004

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### LOCAL AUTHORITY NOTICE 1666

#### 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 METROPOLITAN MUNICIPALITY declares **KYALAMI HILLS EXTENSION 9** to be an approved township subject to the conditions set out in the Schedule hereto.

#### SCHEDULE

**CONDITIONS UNDER WHICH THE APPLICATION MADE BY HENTIESHELF 1010 (PROPRIETARY) LIMITED (HEREIN AFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 1986 (ORDINANCE NO 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 170 OF THE FARM BOTHASFONTEIN 408 JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.**

#### 1. CONDITIONS OF ESTABLISHMENT

1. **Name**  
The name of the township shall be **KYALAMI HILLS EXTENSION 9**

2. **Design**  
The township shall consist of erven as indicated on **General Plan S.G. 4046/2004**
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 or erven**
  - (a) The Township owners shall, in terms of a prior agreement with the Council, fulfill 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, bulk sewer and endowment in lieu of parkland 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, but excluding the following servitudes which are to be cancelled:-
  - Right-of-way servitude vide SG Diagram A1293/1989 and A1294/1989 registered in terms of Deed of Servitude K2349/1989s.
  - Right-of-way Servitude registered in terms of Deed of Servitude T25755/1968.
  - Servitude vide SG Diagram A9674/1992 registered in terms of Deed of Servitude K4299/1993s.

## 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) **ERVEN 231, 233 and 238**

The erven are subject to a 3m wide stormwater servitude in favour of the Council, as indicated on the General Plan.

**Executive Director: Development Planning  
Transportation and Environment**  
Notice No. 800/2004

**PLAASLIKE BESTUURSKENNISGEWING 1666  
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 **KYALAMI HILLS UITBREIDING 9** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

**BYLAE**

**VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR HENTIESHELF 1010 (PTY) LTD. (HIERNA DIE AANSOEKDOENER GENOEM) INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 170 VAN DIE PLAAS BOTHASFONTEIN 408 JR, PROVINSIE GAUTENG, TOEGESTAAN IS.**

**1. STIGTINGSVOORWAARDES**

**1. NAAM**

Die naam van die dorp is **KYALAMI HILLS UITBREIDING 9**

**2. ONTWERP**

Die dorp bestaan uit erwe soos aangedui op **Algemene Plan SG No. 4046/2004**

**3. VOORSIENING EN INSTALLERING VAN DIENSTE**

Die dorpseienaar moet die nodige reelings met die Raad tref vir die voorsiening en instalering van water en sanitere dienste asook die konstruksie van strate en stormwaterdreinerings in die dorp, tot bevrediging van die Raad.

**4. VERPLIGTINGE TEN OPSIGTE VAN NOODSAAKLIKE DIENSTE ASOOK DIE BEPERKING TEN OPSIGTE VAN VERVREMIING 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) 'n Bydrae tot die voorsiening van ingenieursdienste en begiftiging ten opsigte van parkegrond sal betaalbaar wees.

(b) 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. BESIKKING OOR BESTAANDE TITELVOORWAARDES**

Alle erwe moet onderhewig gemaak word aan bestaande titelvoorwaardes en serwitute, indien enige, insluitende die reservering van die mineraleregte, maar uitsluitend die volgende serwitute wat gekanseleer moet word:-

- Reg-van-weg serwituut vide LG Diagram A1293/1989 en A1294/1989 geregistreer in terme van Akte van Serwituut K2349/1989s.
- Reg-van-weg serwituut geregistreer in terme van Akte van serwituut T25755/1968.
- Serwituut vide LG Diagram A9674/1992 geregistreer in terme van Akte van Serwituut K4299/1993s.

## 2. TITELVOORWAARDES

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

### (1) ALLE ERWE

- (a) Die erf is geregtig op '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 goëddunke 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) ERWE 231, 233 EN 238

Die erwe is onderworpe aan n 3m wyd stormwater serwituut ten gunste van die Raad soos aangedui op die Algemene Plan.

**Uitvoerende Direkteur: Ontwikkelings, Beplanning, Vervoer en Omgewing**  
Notice No. 800/2004

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# IMPORTANT NOTICE

The  
**Gauteng Provincial Gazette** Function  
 will be transferred to the  
**Government Printer** in Pretoria  
 as from 2nd January 2002

**NEW PARTICULARS ARE AS FOLLOWS:**

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 Fax.: (012) 323-9574

This phase-in period is to commence from **November 2001** (suggest date of advert) and notice comes into operation as from **2 January 2002**.

Subscribers and all other stakeholders are advised to send their advertisements directly to the **Government Printing Works**, two weeks before the 2nd January 2002.

*In future, adverts have to be paid in advance  
 before being published in the Gazette.*

**HENNIE MALAN**

Director: Financial Management  
 Office of the Premier (Gauteng)

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