

**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
GAUTENG**

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## LOCAL AUTHORITY NOTICES

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### LOCAL AUTHORITY NOTICE 1528

#### DECLARATION AS AN APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Johannesburg Metropolitan Municipality declares Maroeladal extension 66 to be an approved township, subject to the conditions set out in the Schedule hereto.

#### SCHEDULE

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY BROADACRES RETREAT (PTY) LTD 2007/012860/07 (HEREINAFTER REFERRED TO AS THE TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER III OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON A PART OF PORTION 567 (A PORTION OF PORTION 141) FARM WITKOPPEN 194 IQ, HAS BEEN APPROVED.**

#### 1. CONDITIONS OF ESTABLISHMENT

##### (1) NAME

The name of the township shall be MAROELADAL EXTENSION 66.

##### (2) DESIGN

The township shall consist of erven (or erven and a road/street/thoroughfare or roads/streets/thoroughfares) as indicated on General Plan SG No.626/2013

##### (3) PROVISION AND INSTALLATION OF ENGINEERING SERVICES

The township owner shall make the necessary arrangements with the local authority for the provision and installation of all engineering services of which the local authority is the supplier, as well as the construction of roads and stormwater drainage in and for the township, to the satisfaction of the local authority.

##### (4) GAUTENG PROVINCIAL GOVERNMENT

(1) Should the development of the township not been commenced with, within a period of 2/ 5 years from date of authorisation or exemption, the application to establish the township, shall be resubmitted to the Department of Agriculture, Conservation and Environment for exemption/authorisation in terms of the Environment Conservation Act, 1989 (Act 73 of 1989), as amended.

(2) (a) Should the development of the township not been completed within a period of ten years from the date of their letter, the application to establish the township, shall be resubmitted to the Department of Public Transport, Roads and Works for reconsideration.

(b) If however, before the expiry date mentioned in (a) above, circumstances change in such a manner that roads and/or PWV routes under the control of the said Department are affected by the proposed layout of the township, the township owner shall resubmit the application for the purpose of fulfillment of the requirements of the controlling authority in terms of the provisions of Section 48 of the Gauteng Transport Infrastructure Act, 2001 (Act 8 of 2001).

##### (5) ACCESS

Access to or egress from the township shall be provided to the satisfaction of the local authority and/or Johannesburg Roads Agency (Pty) Ltd.

(6) ACCEPTANCE AND DISPOSAL OF STORMWATER

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

(7) SAFEGUARDING OF UNDERGROUND WORKINGS

The township owner shall at her own costs, make adequate provision to the satisfaction of the Inspector of Mines (Gauteng Region), to prevent any water from entering underground workings through outcrop workings or shaft openings and if applicable, the existing stormwater drains shall be properly maintained and protected.

(8) REFUSE REMOVAL

The township owner shall provide sufficient refuse collection points in the township and shall make arrangements to the satisfaction of the local authority for the removal of all refuse.

(9) REMOVAL OR REPLACEMENT OF EXISTING SERVICES

If, by reason of the establishment of the township, it should be necessary to remove or replace any existing municipal, TELKOM and/or ESKOM services, the cost of such removal or replacement shall be borne by the township owner.

(10) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at her own costs 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 requested thereto by the local authority.

(11) RESTRICTION ON THE TRANSFER OF AN ERF

Erf 1849 shall be transferred only as common property to the legal entity established in accordance with the provisions of the Sectional Title Act, 1986 (No. 95 of 1986) as amended for Erf 1848 which legal entity shall have full responsibility for the functioning and proper maintenance of Erf 1849 and the engineering services within the said erf.

(12) ENDOWMENT

The township owner shall, in terms of the provisions of Section 98(2) and Regulation 44 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), pay a lump sum as endowment to the local authority for the shortfall in the provision of land for a park (public open space).

(13) OBLIGATIONS WITH REGARD TO ENGINEERING SERVICES AND RESTRICTION REGARDING THE ALIENATION OF ERVEN

- (a) The township owner shall, at its own costs and to the satisfaction of the local authority, design, provide and construct all engineering services including the internal roads and the stormwater reticulation, within the boundaries of the township. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser, nor a Certificate of Registered Title taken out in the name of the Township owner, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been provided and installed; and
- (b) The township owner shall, within such period as the local authority may determine, fulfil its obligations in respect of the provision of electricity, water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefore, as previously agreed upon between the township owner and the local authority. Erven and/or

units in the township, may not be alienated or transferred into the name of a purchaser, nor a Certificate of Registered Title taken out in the name of the Township owner, prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the supply of engineering services by the township owner, have been submitted or paid to the said local authority; and

- (c) Notwithstanding the provisions of clause 3 hereunder, the township owner shall, at its costs and to the satisfaction of the local authority, survey and register all servitudes required to protect the engineering services provided, constructed and/or installed as contemplated in (a) and/or (b) above. Erven and/or units in the township, may not be alienated or transferred into the name of a purchaser, nor a Certificate of Registered Title taken out in the name of the Township owner, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been or will be protected to the satisfaction of the local authority.

## 2. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any.

### A. Excluding the following which do affect the township but shall not be made applicable to the individual erven in the township:

- A. Entitled to a servitude of Right of way 9,45 metres wide over the remaining extent of Portion 117 of the farm Witkoppen 194 IQ Transvaal and measuring as such 26,2815 Hectares as will more fully appear from Notarial Deed of Servitude 598/47S registered on the 2 January 1947.

## 3. CONDITIONS OF TITLE

### (A) Conditions of Title imposed in favour of the local authority in terms of the provisions of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

#### (1) ALL ERVEN

(a) Each erf is subject to a servitude, 2m 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 2m 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 2m 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 process 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.

#### (2) ERF 1848

(a) The erf is subject to a 3m wide road widening servitude in favour of the local authority as indicated on the General plan.

(b) The erf is subject to a servitude of right of way and municipal purposes in favour of the local authority, as indicated on the General Plan.

### B. Conditions of Title imposed in favour of third parties to be registered/created on the first registration of the erven concerned.

No erf in the township shall be transferred nor shall a Certificate of Registered Title be registered, unless the following conditions and/or servitudes have been registered:

(1) ERF 1848

The erf is subject to a 3m x 6m servitude for electrical mini-substation purposes in favour of Eskom as indicated on the General Plan.

(2) The erf is subject to a servitude of right of way, access and gate purposes in favour of the Thorn Tree Homeowners Association, its members and their leases, visitors and their successors in title, as indicated on the General Plan number SG 626/2013.

**Elizabeth De Wet**  
**Acting Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No.684/2013  
25 October 2013

## PLAASLIKE BESTUURSKENNISGEWING 1528

### VERKLARING TOT 'N GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg Metropolitaanse Munisipaliteit hiermee die dorp tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die meegaande Bylae.

#### BYLAE

**VERKLARING VAN DIE VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR BROADACRES RETREAT (EDMS) BPK REGISTRASIENOMMER 2007/012860/07 (HIERNA DIE DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK III VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 567 ('N GEDEELTE VAN GEDEELTE 141) VAN DIE PLAAS WITKOPPEN 194 IQ, GAUTENG PROVINSIE, GOEDGEKEUR IS.**

**1. STIGTINGSVOORWAARDES**

(1) NAAM

Die naam van die dorp is Maroeladal uitbreiding 66.

(2) ONTWERP

Die dorp bestaan uit erwe en 'n pad/ 'n straat/ 'n deurpad/paaie/strate/deurpaaie soos aangedui op Algemene Plan LG Nr 626/2013

(3) VOORSIENING EN INSTALLERING VAN INGENIEURSDIENSTE

Die dorpsseienaar moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installering van alle ingenieursdienste waarvan die plaaslike bestuur die verskaffer is, asook die konstruksie van strate en stormwaterdreinerings in en vir die dorp, tot die tevredenheid van die plaaslike bestuur.

(4) GAUTENG PROVINSIALE REGERING

(1) Indien die ontwikkeling van die dorp nie voor 2/5 jaar in aanvang neem, moet die aansoek om die dorp te stig, heringedien word by die Departement van Landbou en Landelike Ontwikkeling vir vrystelling/magtiging ingevolge die Wet op Nasionale Omgewingsbestuur, 1989 (Wet 73 van 1989), soos gewysig.

(2)(a) Indien die ontwikkeling van die dorp nie voor 10 jaar voltooi word nie, moet die aansoek om die dorp te stig, heringedien word by die Departement van Paaie en Vervoer vir herooringing.

(b) Indien omstandighede egter, voor die vervaldatum vermeld in (a) hierbo, tot so 'n mate verander dat paaie en/of PWV roetes onder die beheer van die betrokke Departement deur die beoogde uitleg van die dorp geraak word, moet die dorpsieenaar die aansoek herindien vir doeleindes van die nakoming van die vereistes van die beherende liggaam in gevolge die bepalings van Artikel 48 van die Gauteng Vervoerinfrastruktuur Wet, 2001 (Wet 8 van 2001).

#### (5) TOEGANG

Toegang tot of uitgang vanuit die dorp moet voorsien word tot die tevredenheid van die plaaslike bestuur en/of Johannesburg Roads Agentskap (Edms) Bpk.

#### (6) ONTVANGS EN VERSORGING VAN STORMWATERDREINERING

Die dorpsieenaar moet reël dat die stormwaterdreinering van die dorp inpas by dië van die aangrensende pad/paaie en dat alle stormwater wat van die pad/paaie afloop of afgelei word, ontvang en versorg word.

#### (7) BEVEILIGING VAN ONDERGRONDSE WERKE

Die dorpsieenaar moet op sy eie koste, voldoende voorsiening maak tot die tevredenheid van die Inspekteur van Myne (Gauteng Streek), om te voorkom dat enige water die ondergrondse werke deur die klipriwwe of die skagopenings binnedring en indien van toepassing, moet die bestaande stormwaterriole, behoorlik instand gehou en beveilig word.

#### (8) VULLISVERWYDERING

Die dorpsieenaar moet voldoende vullisversamelingspunte in die dorp voorsien en moet reëlings tot tevredenheid van die plaaslike bestuur tref vir die verwydering van alle vullis.

#### (9) VERWYDERING OF VERVANGING VAN BESTAANDE DIENSTE

Indien dit, as gevolg van die stigting van die dorp, nodig is om enige bestaande munisipale, TELKOM en/of ESKOM dienste te verwyder of te vervang, moet die koste van sodanige verwydering of vervanging deur die dorpsieenaar gedra word.

#### (10) SLOPING VAN GEBOUE EN STRUKTURE

Die dorpsieenaar moet op sy/haar eie koste, alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot die tevredenheid van die plaaslike bestuur, wanneer daartoe versoek deur die plaaslike bestuur.

#### (11) BEPERKING OP DIE OORDRAG VAN 'N ERF

Erf 1849 mag slegs as gemeenskaplike eiendom oorgedra word aan die regsentiteit wat ingevolge die bepalings van die Wet op Deeltitels, 1986 (Nr 95 van 1986) soos gewysig, vir Erf 1848 geïnkorporeer is, welke regsentiteit volle verantwoordelikheid sal dra vir die funksionering en behoorlike instandhouding van Erf 1849 en die noodsaaklike dienste binne die gemelde erf.

#### (12) BEGIFTIGING

Die dorpsieenaar moet ingevolge die bepalings van Artikel 98(2) saamgelees met Regulasie 44 van die Dorpsbeplanning en Dorpe Ordonnansie, 1986 (Ordonnansie 15 van 1986) 'n globale bedrag as begiftiging aan die plaaslike bestuur betaal vir die tekort aan die voorsiening van grond vir 'n park (openbare oop ruimte).

- (13) VERPLIGTINGE TEN OPSIGTE VAN INGENIEURSDIENSTE EN BEPERKING BETREFFENDE DIE VERVREEMDING, OORDRAG VAN ERWE
- (a) Die dorpseienaar moet op sy/haar eie koste en tot tevredenheid van die plaaslike bestuur, alle ingenieursdienste binne die grense van die dorp, ontwerp, voorsien en konstrueer, insluitend alle interne paaie en die stormwaterretikulase. Erwe en/of eenhede in die dorp mag nie vervreem of oorgedra word in die naam van 'n koper, ook mag 'n Sertifikaat van Geregistreerde Titel nie in naam van die dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie ingenieursdienste voorsien en geïnstalleer is; en
- (b) Die dorpseienaar moet, binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van elektrisiteit, water en sanitêre ingenieursdienste asook die konstruksie van paaie en stormwaterdreinerings en die installering van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom. Erwe en/of eenhede in die dorp mag nie vervreem of oorgedra word in die naam van 'n koper, ook mag 'n Sertifikaat van Geregistreerde Titel nie in naam van die dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat voldoende waarborg/kontantbydraes ten opsigte van die voorsiening van die ingenieursdienste deur die dorpseienaar, aan die plaaslike bestuur gelewer of betaal is; en
- (c) Nieteenstaande die bepalings van klousule 3.hieronder, moet die dorpseienaar op sy/haar eie koste en tot tevredenheid van die plaaslike bestuur, alle serwitute opmeet en registreer om die ingenieursdienste wat voorsien, gebou en/of geïnstalleer is soos beoog in (b) en/of (c) hierbo, te beskerm. Erwe en/of eenhede in die dorp, mag nie vervreem of oorgedra word in die naam van 'n koper, ook mag 'n Sertifikaat van Geregistreerde Titel nie in naam van die dorpseienaar geregistreer word nie, alvorens die plaaslike bestuur aan die Registrateur van Aktes gesertifiseer het dat hierdie ingenieursdienste beskerm is of sal word, tot tevredenheid van die plaaslike bestuur.

## 2. BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, indien enige.

### A. Uitgesonderd die volgende wat die dorp raak maar wat nie van toepassing gemaak sal word op die individuele erwe in die dorp nie:

- A. *Entitled to a servitude of Right of way 9,45 metres wide over the remaining extent of Portion 117 of the farm Witkoppes 194 IQ Transvaal and measuring as such 26,2815 Hectares as will more fully appear from Notarial Deed of Servitude 598/47S registered on the 2 January 1947.*

## 3. TITELVOORWAARDES

### A. Titelloorwaardes opgelê ten gunste van die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).

#### (1) ALLE ERWE

- (a) Elke erf is onderworpe aan 'n serwituut 2m breed, ten gunste van die plaaslike bestuur, vir riolerings- en ander munisipale doeleindes, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2m 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.
- (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 2m 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 rioolhoofpyleidings, en ander werke wat hy volgens goeë dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts sal die plaaslike bestuur geregtig wees 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 verwydering van sodanige rioolhoofpyleiding en ander werke veroorsaak word.

(2) ERF 1848

- (a) Die erf is onderworpe aan 'n 3m bree padverbreeding serwituut ten gunste van die plaaslike bestuur soos aangedui op die Algemene Plan.
- (b) Die erf soos aangedui op die Algemene Plan, is onderworpe aan 'n serwituut vir munisipale doeleindes en reg-van-weg, ten gunste van die plaaslike bestuur.

**B. Titelloorwaardes oigelê ten gunste van derde partye wat geregistreer /geskep moet word op die eerste registrasie van die betrokke erwe.**

Geen erf in die dorp mag oorgedra word, ook mag 'n Sertifikaat van Geregistreeerde Titel nie geregistreer word nie, tensy die volgende voorwaardes en/of serwitute geregistreer is:

(1) ERF 1848

- (a) Die erf is onderworpe aan 'n 3m x 6m serwituut vir elektriese mini-substasie doeleindes ten gunste van ESKOM soos aangedui op die Algemene Plan.
- (b) Die erf is onderworpe aan 'n serwituut van reg-van-weg, toegang- en hekdoeleindes, ten gunste van die Thorn tree Homeowners Association, die lede daarvan en hul huurders, besoekers en hul opvolgers in titel, soos aangedui op die Algemene Plan nommer SG 626/2013.

**Elizabeth De Wet**  
**Waarnemende Adjunk Direkteur: Regsadministrasie**  
**Stad van Johannesburg Metropolitaanse Munisipaliteit**  
 Kennisgewing Nr 684/2013  
 25 October 2013

**LOCAL AUTHORITY NOTICE 1529****AMENDMENT SCHEME 04 - 12352**

The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of section 125(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), declares that it has approved an amendment scheme being an amendment of the Randburg Town Planning Scheme, 1976, comprising the same land as included in the township of Maroeladal extension 66 Map 3 and the scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning: City of Johannesburg and are open for inspection at all reasonable times.

This amendment is known as Amendment Scheme 04 - 12352

**Elizabeth De Wet**  
**Acting Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 684/2013  
25 October 2013

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**PLAASLIKE BESTUURSKENNISGEWING 1529****WYSIGINGSKEMA 04 - 12352**

Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die bepalings van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), dat dit 'n wysigingskema synde 'n wysiging van die Randburg Dorpsbeplanningskema, 1976. wat uit dieselfde grond as die dorp Maroeladal uitbreiding 66 bestaan, goedgekeur het. Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning: Stad van Johannesburg en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema 04 - 12352

**Elizabeth De Wet**  
**Waarnemende Adjunk Direkteur: Regsadministrasie**  
**Stad van Johannesburg Metropolitaanse Munisipaliteit**  
Kennisgewing Nr 684/2013  
25 October 2013











