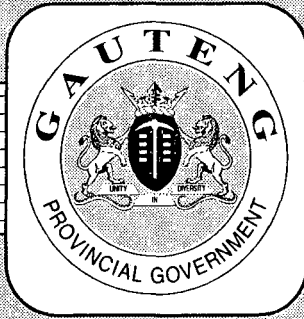


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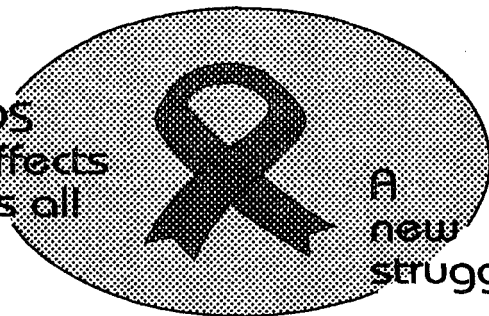
Vol. 11

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No. 186

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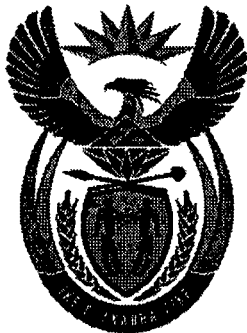
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DEPARTMENT OF HEALTH



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**THE GOVERNMENT PRINTING WORKS****PUBLICATIONS DIVISION**

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 918

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 **Langlaagte** 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 TRANSNET LIMITED (HEREINAFTER REFERRED TO AS THE APPLICANT/ TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 340 (A PORTION OF PORTION 81) OF THE FARM LANGLAAGTE 224 IQ HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) Name

The name of the township shall be Langlaagte.

(2) Design

The township shall consist of erven and streets as indicated on General Plan S.G No. 6239/2001.

(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 the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, tarmacadamising, kerbing, maintenance and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the local authority.

(b) The scheme referred to in (a) shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

(c) The township owner shall, when required by the local authority to do so, carry out the approved scheme at his own costs on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.

(d) 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 sub-clause (c).

(e) Should the township owner fail to comply with the provisions of sub-clauses (a), (b) (c) or (d) hereof, the local authority shall be entitled to do the work at the cost of the township owner.

(4) Water and sewerage

The township owner shall appoint an approved professional engineer who shall be responsible for the design and construction of the water supply and sewerage reticulation systems in accordance with the following documents:

- (a) The Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986);
- (b) "Guidelines for the Provision of Engineering Services and Amenities in Residential Development" (as issued by the National Housing Board, amended in 1995) and "Guidelines for the Provision of Engineering Services in Residential Townships" (Department of Community Development, 1983), as revised from time to time.
- (c) Former Randburg Council Resolution No A10023 dated 30 April 1986.

(5) Electricity

Where private contractors do the electrical installation, the developer shall appoint a professional engineer who shall be responsible for the design and construction of the electricity distribution and reticulation system once the power connection exceeds 800 kVA or where a medium voltage installation forms part of the reticulation system. The electrical installation shall be done in accordance with the following:

- (a) The Town-Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).
- (b) SABS Code 0142 as revised from time to time.
- (c) "Guidelines for the Provision of Engineering Services in Residential Townships" (Department of Community Development, 1983), as revised from time to time.

(6) Provincial Government

(a) Should the development of the township not been completed before 24 January 2010, the application shall be resubmitted to the Department of Public Transport, Roads and Works (Gauteng Provincial Government) for reconsideration.

(b) If however, before the expiry date of the mentioned period, circumstances change in such a way that roads and/or PWV routes under the control of the Department are affected by the proposed layout of the township, the applicant shall resubmit the application for the purpose of fulfilment of the requirements of the controlling authority in terms of the provisions of Section 11 of Act 21 of 1940, as amended.

(7) Endowment

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

(8) Disposal of existing Conditions of Title

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

(9) Demolition of buildings and structures

The township owner shall at his 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 the local authority requires it.

(10) Provision and installation of services

The township owner shall make the necessary arrangements with the local authority for the provision and installation of water, electricity and sanitation as well as the construction of roads and stormwater drainage in the township, to the satisfaction of the local authority.

(11) Acceptance and disposal of stormwater

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

(12) Obligations with regard to services and restriction regarding the alienation of erven

The township owner shall within such period as the local authority may determine, fulfil his obligations in respect of the provision of water, electricity and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as previously agreed upon between the township owner and the local authority. Erven may not be alienated or be transferred into the name of a purchaser prior to the local authority certifying that sufficient guarantees/cash contributions in respect of the supply of services by the township owner have been submitted or paid to the said local authority.

2. CONDITIONS OF TITLE

(A) CONDITION IMPOSED BY THE DIRECTOR: MINERAL DEVELOPMENT (GAUTENG REGION) OF THE DEPARTMENT OF MINERALS AND ENERGY IN TERMS OF SECTION 68 (1) OF THE MINERAL ACT, 1991 (ACT 50 OF 1991) AS AMENDED

All erven

As all erven form part of an area which may be subject to dust, pollution and noise as a result of the nearby waste rock dumping site and/or the future crushing of the waste rock, the owner of each erf in the township accepts that inconvenience in regard to dust, pollution and noise, may be experienced.

(B) CONDITIONS IMPOSED BY THE LOCAL AUTHORITY IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986.

(1) All erven

(a) Each 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 panhandle 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 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 33

The erf is subject to a servitude for electrical substation purposes in favour of the local authority as indicated on the General Plan.

(3) Erf 78

The erf is subject to servitudes of right of way for access purposes in favour of Erven 79 and 80 as indicated on the General Plan. Provided that subject the servitudes may be cancelled at the request of the owner of Erf 80, at his own cost and without payment of any compensation by or to the owner of Erf 78, should the servitudes no longer be required.

(4) Erf 79

(a) The erf is subject to a servitude of right of way for access purposes in favour of Erf 80 as indicated on the General Plan. Provided that the servitude may be cancelled at the request of the owner of Erf 80, at his own cost and without payment of any compensation by or to the owner of Erf 79, should the servitude no longer be required.

(b) The erf is entitled to a servitude of right of way for access purposes over Erf 78 as indicated on the General Plan. Provided that the servitude may be cancelled at the request of the owner of Erf 80, at his own cost and without payment of any compensation by or to the owner of Erf 79, should the servitude no longer be required.

(5) Erf 80

The erf is entitled to servitudes of right of way for access purposes over Erven 78 and 79 as indicated on the General Plan. Provided that the servitudes may be cancelled at the request of the owner of Erf 80, at his own cost and without payment of any compensation by or to the owners of Erven 78 and 79, should the servitudes no longer be required.

P. Moloi, City Manager

Notice 367/02

April 2005

PLAASLIKE BESTUURSKENNISGEWING 918**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 **Langlaagte** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR TRANSNET BEPERK (HIERNA GENOEM DIE AANSOEKDOENER / DORPSEIENAAR) 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 340 ('N GEDEELTE VAN GEDEELTE 81) VAN DIE PLAAS LANGLAAGTE 224 IQ TOEGESTAAN IS

1. STIGTINGSVOORWAARDES**(1) Naam**

Die naam van die dorp is Langlaagte.

(2) Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG Nr 6239/2001.

(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 opgaar en afvoer van stormwater deur die hele dorp deur middel van behoorlike aangelegde 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.

(b) Die skema vermeld in (a) hierbo, moet die roete en helling aandui deur middel waarvan elke erf toegang tot die aangrensende straat verkry.

(c) Die dorpseienaar 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 siviele ingenieur deur die plaaslike bestuur goedgekeur, uitvoer.

(d) Die dorpseienaar is verantwoordelik vir die instandhouding van die strate tot bevrediging van die plaaslike bestuur totdat die strate ooreenkomstig sub-klausule (c) gebou is.

(e) Indien die dorpseienaar versuim om aan die bepalings van sub-klausules (a), (b), (c) of (d) te voldoen, is die plaaslike bestuur geregtig om die werk op koste van die dorpseienaar te doen.

(4) Water en riolering

Die dorpseienaar moet 'n goedgekeurde professionele ingenieur aanstel wie verantwoordelik sal wees vir die ontwerp en konstruksie van die watervoorsiening en rioleringstelsels in ooreenstemming met die volgende dokumente:

- (a) Die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).
- (b) "Riglyne vir die Voorsiening van Ingenieursdienste en geriewe in Residensiële Ontwikkeling" (soos uitgereik deur die Nasionale Behuisingsraad, gewysig in 1995) en "Riglyne vir die Voorsiening van Ingenieursdienste in Residensiële Dorpe" (Departement van Gemeenskapsontwikkeling, 1983), soos van tyd tot tyd gewysig.
- (c) Voormalige Randburg Raadsbesluit Nr A10023 gedateer 30 April 1986.

(5) Elektrisiteit

Waar privaat kontrakteurs die elektrisiteits-installasie doen, moet die ontwikkelaar 'n professionele ingenieur aanstel wat verantwoordelik sal wees vir die ontwerp en konstruksie van die elektrisiteits-verspreiding- en retikulasiestelsel sodra die krag aansluiting 800 kVA oorskry of waar 'n medium spanning installasie deel vorm van die retikulasiestelsel. Die elektriese installasie moet in ooreenstemming met die volgende gedoen word:

- (a) Die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).
- (b) SABS Kode 0142 soos van tyd tot tyd gewysig.
- (c) "Riglyne vir die Voorsiening van Ingenieursdienste in Residensiële Dorpe" (Departement van Gemeenskapsontwikkeling, 1983) soos van tyd tot tyd gewysig.

(6) Provinsiale Regering

(a) Indien die ontwikkeling van die dorp nie voor 24 Januarie 2010 voltooi word nie, moet die aansoek heringedien word by die Departement van Publieke Vervoer, Paaie en Werke (Gauteng Provinsiale Regering) vir heroorweging.

(b) Indien omstandighede egter, voor die verstryking van die gemelde tydperk, tot so 'n mate verander dat paaie en/of PWV roetes onder die beheer van die Departement deur die beoogde uitleg van die dorp geraak word, moet die applikant die aansoek herindien vir doeleindes van die nakoming van die vereistes van die beherende liggaam in gevolg die bepalings van Artikel 11 van Wet 21 van 1940, soos gewysig.

(7) Begiftiging

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

(8) Beskikking oor bestaande Titellooswaardes

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

(9) Slooping van geboue en strukture

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

(10) Voorsiening en installering van dienste

Die dorpseienaar moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installering van water, elektrisiteit en sanitêre dienste asook die konstruksie van strate en stormwaterdreinerings in die dorp, tot tevredenheid van die plaaslike bestuur.

(11) Ontvangs en versorging van stormwater

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by dié van Newclareweg en alle stormwater wat van die pad afloop of afgelei word, moet ontvang en versorg word.

(12) Verpligtinge ten opsigte van dienste en beperking betreffende die vervreemding van erwe

Die dorpseienaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water, elektrisiteit en sanitêre dienste 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 mag nie 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 plaaslike bestuur gelewer of betaal is nie.

2. TITELVOORWAARDES

(A) VOORWAARDE OPGELê DEUR DIE DIREKTEUR: MINERAAL- ONTWIKKELING (GAUTENG STREEK) VAN DIE DEPARTEMENT VAN MINERALE EN ENERGIE INGEVOLGE ARTIKEL 68(1) VAN DIE WET OP MINERALE, 1999 (WET 50 VAN 1991) SOOS GEWYSIG

Alle erwe

Aangesien alle erwe deel vorm van 'n gebied waar stof, besoedeling en geraas mag voorkom as gevolg van die nabygeleë afvalklipstortingsterrein en/of die toekomstige vergruising van die afvalklip, aanvaar die eienaar van elke erf in die dorp dat ongerief in verband met stof, besoedeling en geraas, gely mag word.

(B) VOORWAARDES OPGELê DEUR DIE PLAASLIKE BESTUUR INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986.

(1) Alle erwe

(a) Elke erf is onderworpe aan 'n serwituut 2 m 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 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 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 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 rioolhoofpyleidings, en ander werke wat hy volgens goeë dunde 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 33

Die erf is onderworpe aan 'n serwituut vir elektriese substasiedoeleindes ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan.

(3) Erf 78

Die erf is onderworpe aan serwitute van reg-van-weg vir toegangsdoeleindes, ten gunste van Erwe 79 en 80 soos aangedui op die Algemene Plan. Met dien verstande dat die serwitute gekanselleer mag word op versoek van die eienaar van Erf 80, op sy eie koste en sonder betaling van enige kompensasie deur of aan die eienaar van Erf 78, sou die serwitute nie meer benodig word nie.

(4) Erf 79

(a) Die erf is onderworpe aan 'n serwituut van reg-van-weg vir toegangsdoeleindes, ten gunste van Erf 80 soos aangedui op die Algemene Plan. Met dien verstande dat die serwituut gekanselleer mag word op versoek van die eienaar van Erf 80, op sy eie koste en sonder betaling van enige kompensasie deur of aan die eienaar van Erf 79, sou die serwituut nie meer benodig word nie.

(b) Die erf is geregtig op 'n serwituut van reg-van-weg vir toegangsdoeleindes, oor Erf 78 soos aangedui op die Algemene Plan. Met dien verstande dat die serwituut gekanselleer mag word op versoek van die eienaar van Erf 80, op sy eie koste en sonder betaling van enige kompensasie deur of aan die eienaar van Erf 79, sou die serwituut nie meer benodig word nie.

(5) Erf 80

Die erf is geregtig op serwitute van reg-van-weg vir toegangsdoeleindes, oor Erwe 78 en 79 soos aangedui op die Algemene Plan. Met dien verstande dat die serwitute gekanselleer mag word op versoek van die eienaar van Erf 80, op sy eie koste en sonder betaling van enige kompensasie deur of aan die eienaars van Erwe 78 en 79, sou die serwitute nie meer benodig word nie.

P. Moloï, Stadsbestuurder

Kennisgewing 367/2005

April 2005

LOCAL AUTHORITY NOTICE 919
AMENDMENT SCHEME 674N

The City of Johannesburg Metropolitan Municipality herewith in terms of the provisions of section 125(1)(a) of the Town Planning and Townships Ordinance No 15 of 1986, declares that he has approved an amendment scheme being an amendment of the Johannesburg Town Planning Scheme, 1979, comprising the same land as included in the township of **Langlaagte**. Map 3 and the 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.

This amendment is known as Amendment Scheme 674N.

P. Moloj, City Manager
Notice 368/2005
April 2005

PLAASLIKE BESTUURSKENNISGEWING 919

WYSIGINGSKEMA 674N

Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hiermee ingevolge die bepalings van artikel 125(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe Nr 15 van 1986, dat hy 'n wysigingskema synde 'n wysiging van die Johannesburg Dorpsbeplanningskema, 1979, wat uit dieselfde grond as die dorp **Langlaagte** bestaan, goedgekeur het. Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning, Vervoer en Omgewing: Stad van Johannesburg en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema 674N.

P. Moloj, Stadsbestuurder
Kennigewing 368/2005
April 2005

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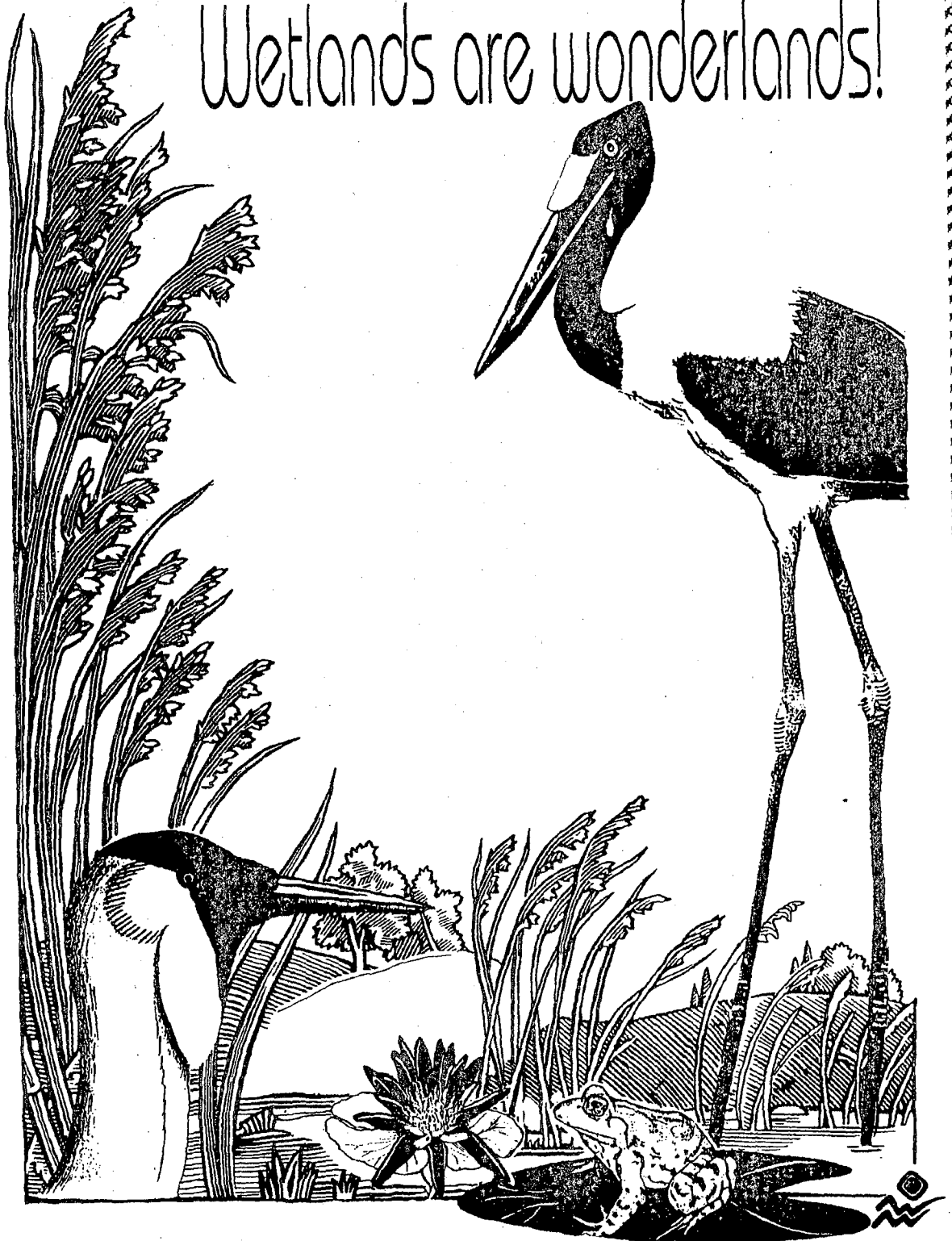
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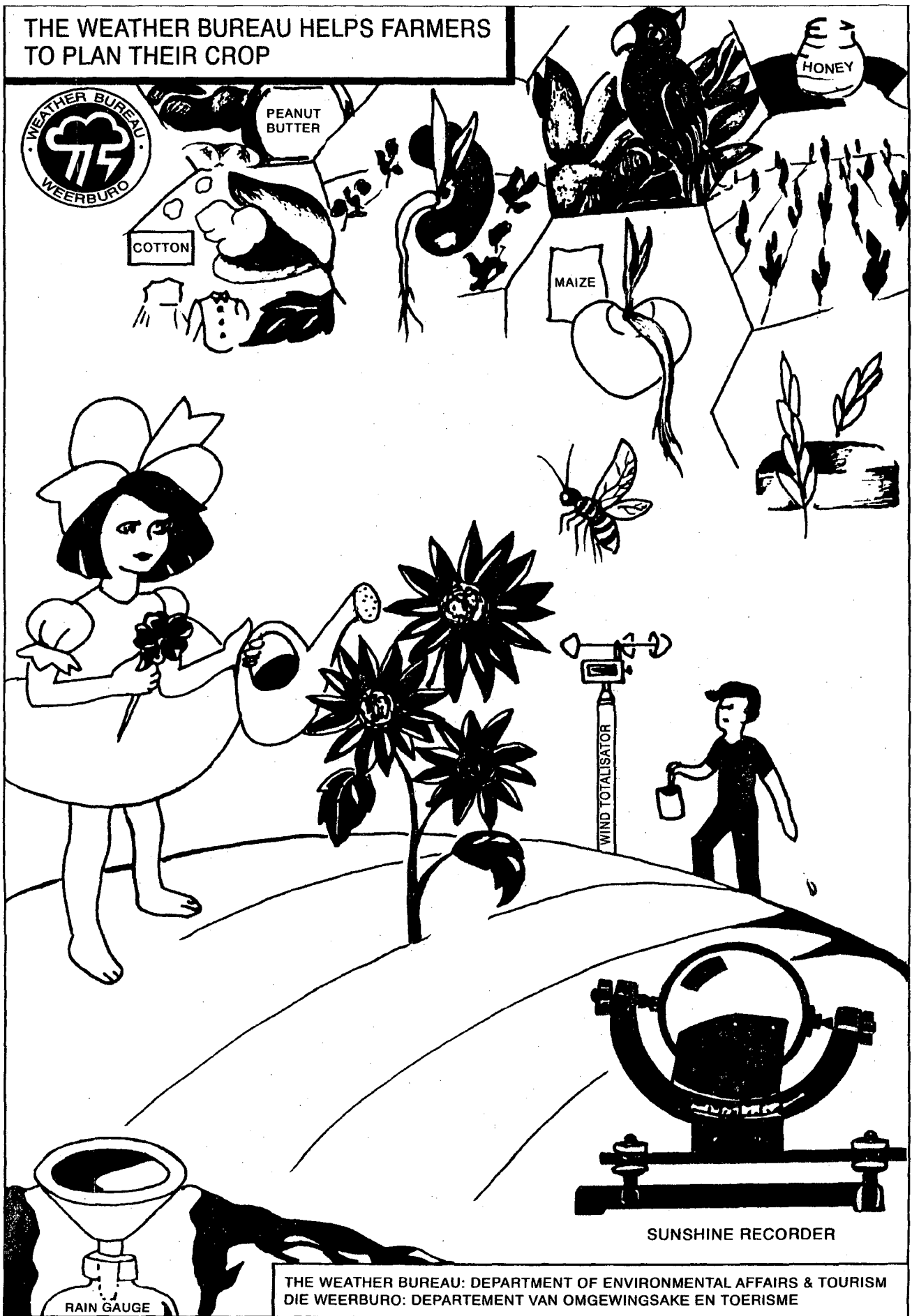
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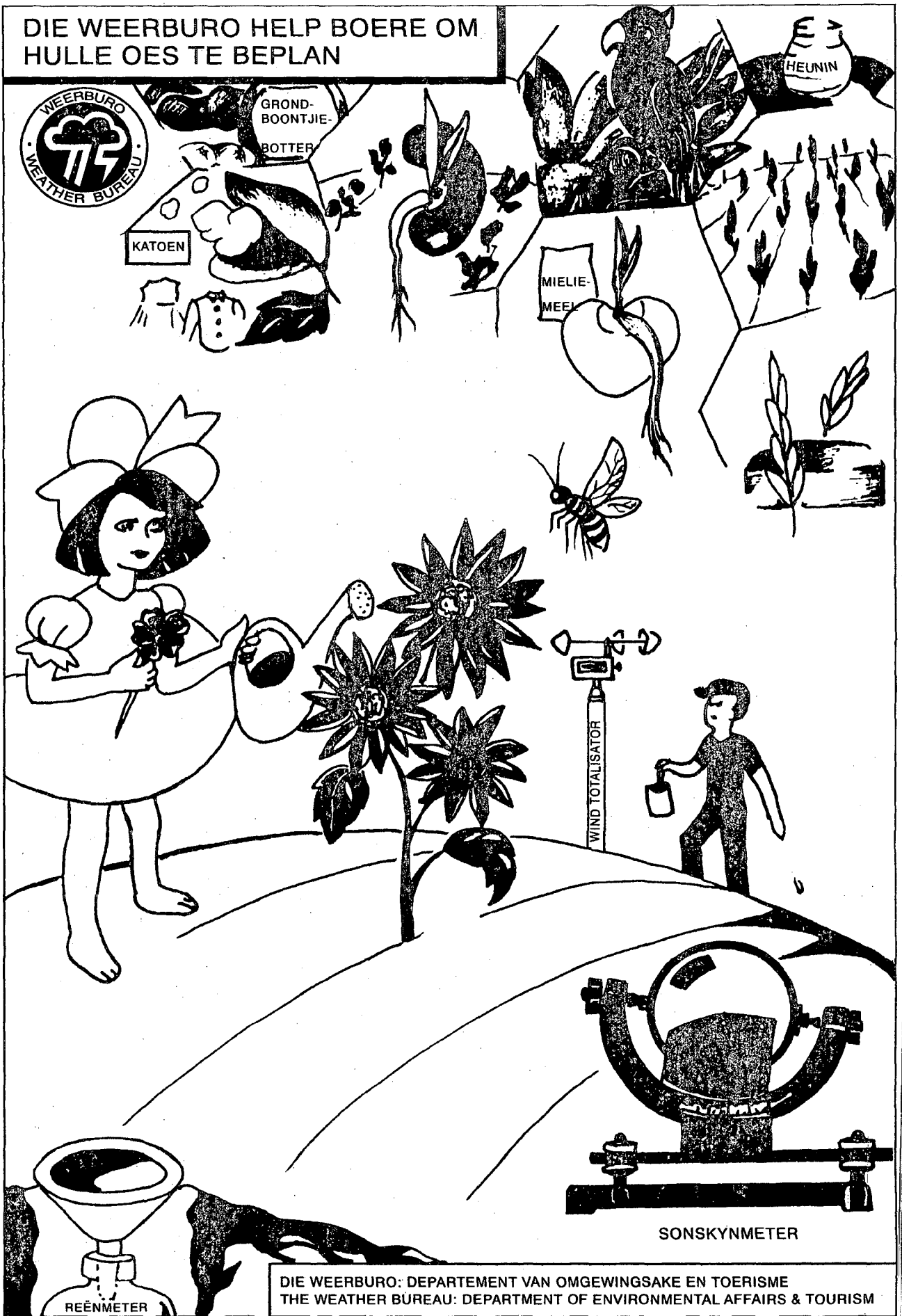
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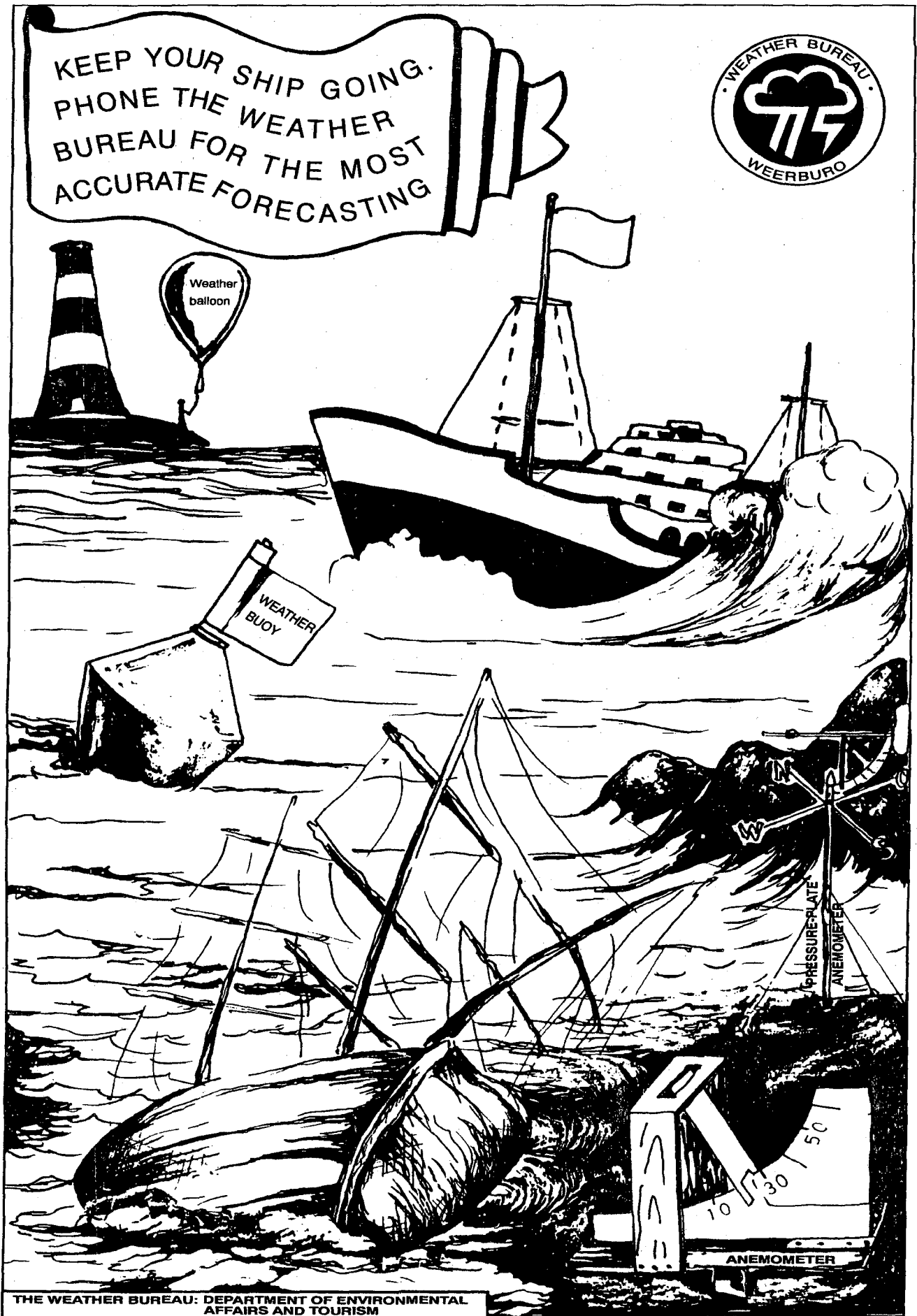


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