

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE VAN
GAUTENG**

Provincial Gazette Provinsiale Koerant

EXTRAORDINARY • BUITENGEWOON

Selling price • Verkoopprijs: **R2.50**
Other countries • Buitelands: **R3.25**

Vol. 24

PRETORIA
18 MAY 2018
18 MEI 2018

No. 140

We all have the power to prevent AIDS



**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

Prevention is the cure

N.B. The Government Printing Works will not be held responsible for the quality of "Hard Copies" or "Electronic Files" submitted for publication purposes

ISSN 1682-4525



9 771682 452005

00140



IMPORTANT NOTICE:

THE GOVERNMENT PRINTING WORKS WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS THAT MIGHT OCCUR DUE TO THE SUBMISSION OF INCOMPLETE / INCORRECT / ILLEGIBLE COPY.

No FUTURE QUERIES WILL BE HANDLED IN CONNECTION WITH THE ABOVE.

CONTENTS

		<i>Gazette</i>	<i>Page</i>
		<i>No.</i>	<i>No.</i>
LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS			
760	Town Planning and Townships Ordinance, 1986 (15/1986): Crowthorne Extension 20	140	3
760	Ordonnansie op Dorpsbeplanning en Dorpe (15/1986): Crowthorne Uitbreiding 20	140	7

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 760 OF 2018**CROWTHORNE EXTENSION 20**

- A. In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Johannesburg Metropolitan Municipality declares **Crowthorne Extension 20** to be an approved township subject to the conditions set out in the Schedule hereunder.

SCHEDULE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY BALWIN PROPERTIES LIMITED REGISTRATION NUMBER 2003/028851/06 (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 PORTION 727 (PORTION OF PORTION 11) OF THE FARM WITPOORT 406 JR, GAUTENG PROVINCE HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT.**(1) NAME**

The name of the township is Crowthorne extension 20

(2) DESIGN

The township consists of erven and streets as indicated on General Plan SG No. 132/2018

(3) DESIGN AND PROVISION OF ENGINEERING SERVICES IN AND FOR THE TOWNSHIP

The township owner shall, to the satisfaction of the local authority, make the necessary arrangements for the design and provision of all engineering services of which the local authority is the supplier.

(4) ELECTRICITY

The local authority is not the bulk supplier of electricity to or in the township. The township owner shall in terms of Section 118(2)(b) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) make the necessary arrangements with ESKOM, the licensed supplier of electricity for the provision of electricity.

(5) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT)

Should the development of the township not been commenced with before 11 December 2025 the application to establish the township, shall be resubmitted to the Department of Agriculture and Rural Development for exemption/authorisation in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended.

(6) GAUTENG PROVINCIAL GOVERNMENT (DEPARTMENT OF ROADS AND TRANSPORT)

(a) Should the development of the township not been completed before 15 August 2025 the application to establish the township, shall be resubmitted to the Department of Roads and Transport 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).

(c) The township owner shall, before or during development of the township, erect a physical barrier which is in compliance with the requirements of the said Department along the lines of no access as indicated on the approved layout plan of the township. The erection of such physical

barrier and the maintenance thereof, shall be done to the satisfaction of the said Department.

(d) The township owner shall comply with the conditions of the Department as set out in the Department's letter dated 14 August 2015.

(7) NATIONAL GOVERNMENT (DEPARTMENT: MINERAL RESOURCES)

Should the development of the township not been completed before 15 September 2020 the application to establish the township, shall be resubmitted to the Department : Mineral Resources for reconsideration.

(8) ACCESS

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

(b) No access to or egress from the township shall be permitted via the line/lines of no access as indicated on the approved layout plan of the township No. 07-15162/01.

(c) No access to or egress from the township shall be permitted via Pitts Avenue.

(9) ACCEPTANCE AND DISPOSAL OF STORMWATER DRAINAGE

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

(10) 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.

(11) 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.

(12) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its 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.

(13) RESTRICTION ON THE DEVELOPMENT OF ERVEN

Erven 25 and 26 and Erven 27 and 28 may only be developed jointly as a development scheme as provided for in terms of the Sectional Titles Act, Act 95 of 1986.

(14) ENDOWMENT

The township owner shall, if applicable, in terms of the provisions of Section 98(2) read with 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 provision or the shortfall in the provision of land for a park (public open space).

(15) OBLIGATIONS WITH REGARD TO THE CONSTRUCTION AND INSTALLATION OF ENGINEERING SERVICES AND RESTRICTIONS REGARDING THE ALIENATION OR TRANSFER OF ERVEN

(a) The township owner shall, after compliance with clause 2.(3) above, at its own costs and to the satisfaction of the local authority, construct and install 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 transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that these engineering services had been constructed and installed.

(b) The township owner shall fulfil its obligations in respect of the installation of water and sanitary services as well as the construction of roads and stormwater drainage and the installation of systems therefor, as agreed between the township owner and the local authority in terms of clause 2. (3) above. Erven and/or units in the township, may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that sufficient guarantees/cash contributions in respect of the engineering services have been submitted or paid to the said local authority.

(c) The township owner shall submit to the local authority, a certificate issued by ESKOM that acceptable financial arrangements with regard to the supply of electricity, have been made by the township owner to the local authority. Erven and/or units in the township may not be transferred into the name of a purchaser, prior to the local authority certifying to the Registrar of Deeds that such certificate had been issued by ESKOM.

(16) OBLIGATIONS WITH REGARD TO THE PROTECTION OF ENGINEERING SERVICES

The township owner shall, at its costs and to the satisfaction of the local authority, survey and register all servitudes required to protect the constructed/installed services. Erven and/or units in the township, may not be transferred into the name of a purchaser, 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. Including the following which does not affect the erven in the township and it only affects the Thoroughfares:

A. The former Portion 718 (A Portion of Portion 11) of the farm WITPOORT NUMBER 406(of which this property forms a portion), indicated by the figures abdca on diagram S.G. Number 131/2018 is subject to the following condition: Imposed by and in favour of the Gauteng Province Department: Roads and Transport: Provincial Road P66-1 was declared over a portion of the above Holding by virtue of Administrator's Notice 323 of 10 March 1976 and 638 of 19 May 1976, which portion measures 2 314 square metres.

B. The former Portion 717 (A Portion of Portion 11) of the farm WITPOORT NUMBER 406(of which this property forms a portion), indicated by the figures ABbaA on diagram S.G. Number 131/2018 is subject to the following condition: Imposed by and in favour of the Gauteng Province Department: Roads and Transport: Provincial Road P66-1 was declared over a portion of the above Holding by virtue of Administrator's Notice 323 of 10 March 1976, which portion measures 1 562 square metres

C. The former Portion 719 (A Portion of Portion 11) of the farm WITPOORT NUMBER 406(of which this property forms a portion), indicated by the figures cdfec on diagram S.G. Number 131/2018 is subject to the following condition: Imposed by and in favour of the Gauteng Province Department: Roads and Transport: Provincial Road P66-1 was declared over a portion of the above Holding by virtue of Administrator's Notice 323 of 10 March 1976, which portion measures 3 038 square metres

3. CONDITIONS OF TITLE.

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

(1) ALL ERVEN

(a) The erven lie in an area where soil conditions can affect and damage buildings and structures. Building plans submitted to the local authority for consideration shall indicate measures

to be taken, to limit possible damage to buildings and structures as a result of detrimental foundation conditions. These measures shall be in accordance with the recommendation contained in the Geo-technical report for the township, unless it is proved to the local authority that such measures are unnecessary or that the same purpose can be achieved by other more effective means. The NHBRC coding for foundations is classified as Soli zone S.

(2) 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.

(3) ERF 26

(a) The erf is subject to the following servitudes in favour of the local authority, as indicated on the General Plan:

A 4,26m wide servitude of right of way for road widening purposes along Whisken Avenue;

(ii) A 2,13m wide servitude of right of way for road widening purposes along Ethel Avenue

(4) ERF 27

The erf is subject to a servitude of right of way 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 unless the following conditions and/or servitudes have been registered:

(1) ERF 27

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

4. 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 Halfway House and Clayville Town Planning Scheme, 1976, comprising the same land as included in the township of Crowthorne Extension 20. Map 3 and the scheme clauses of the amendment schemes 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 07-15162.

Hector Bheki Makhubo
Deputy Director: Legal Administration
City of Johannesburg Metropolitan Municipality
Notice No.

PLAASLIKE OWERHEID KENNISGEWING 760 VAN 2018**CROWTHORNE UITBREIDING 20**

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 **Crowthorne Uitbreiding 20** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die meegaande Bylae.

BYLAE

VERKLARING VAN DIE VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR BALWIN PROPERTIES BEPERK (REGISTRASIONOMMER 2003/028851/06) (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 727 ('N GEDEELTE VAN GEDEELTE 11) VAN DIE PLAAS WITPOORT 406 JR GOEDGEKEUR IS.

1. STIGTINGSVOORWAARDES**(1) NAAM**

Die naam van die dorp is Crowthorne Uitbreiding 20.

(2) ONTWERP

Die dorp bestaan uit erwe en die strate soos aangedui op Algemene Plan LG Nr 132/2018.

(3) VOORSIENING EN INSTALLERING VAN INGENIEURSDIENSTE

Die dorpseienaar 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) ELEKTRISITEIT

Die plaaslike bestuur is nie die grootmaatverskaffer van elektrisiteit aan of in die dorp nie. Die dorpseienaar moet ingevolge Artikel 118(2)(b) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, (Ordonnansie 15 van 1986), die nodige reëlings tref met ESKOM, die gelisensieëerde verskaffer, vir die voorsiening van elektrisiteit.

(5) GAUTENG PROVINSIALE REGERING (DEPARTEMENT VAN LANDBOU EN LANDELIKE ONTWIKKELING)

Indien die ontwikkeling van die dorp nie voor 11 Desember 2025 in aanvang neem, moet die aansoek om die dorp te stig, heringedien word by die Departement van Landbou en Landelike Ontwikkeling vir magtiging ingevolge die Wet op Nasionale Omgewingsbestuur, 1998 (Wet 107 van 1998), soos gewysig.

(6) GAUTENG PROVINSIALE REGERING (DEPARTEMENT VAN PAAIE EN VERVOER)

(a) Indien die ontwikkeling van die dorp nie voor 15 August 2025 voltooi word nie, moet die aansoek om die dorp te stig, heringedien word by die Departement van Paaie en Vervoer vir heroorweging.

(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 dorpseienaar die aansoek herindien vir doeleindes van die nakoming van die vereistes van die beherende liggaam in gevolg die bepalings van Artikel 48 van die Gauteng Vervoerinfrastruktuur Wet, 2001 (Wet 8 van 2001).

(c) Die dorpseienaar moet voor of tydens ontwikkeling van die dorp, 'n fisiese versperring wat in ooreenstemming is met die vereistes van die Departement, langs die lyne van geen toegang soos aangedui op die goedgekeurde uitlegplan van die dorp, Nr 07-12850/3/AA, oprig. Die oprigting van sodanige versperring en die instandhouding daarvan, moet tot tevredenheid van die gemelde Departement gedoen word.

(d) Die dorpseienaar moet voldoen aan die voorwaardes van die Departement soos uiteengesit in die Departement se skrywe gedateer 14 August 2015.

(7) NASIONALE REGERING (DEPARTEMENT: MINERALE HULPBRONNE)

Indien die ontwikkeling van die dorp nie voor 15 September 2020 voltooi word nie, moet die aansoek om die dorp te stig, heringedien word by die Departement: Minerale Hulpbronne vir heroorweging.

(8) TOEGANG

(a) Toegang tot of uitgang vanuit die dorp moet voorsien word tot die tevredenheid van die plaaslike bestuur en/of Johannesburg Padagentskap (Edms) Bpk en/of die Departement van Paaie en Vervoer (Gauteng Provinsiale Regering).

(b) Geen toegang tot of uitgang vanuit die dorp sal toegelaat word via die lyne van geen toegang soos aangedui op die goedgekeurde uitlegplan van die dorp, Nr 07-15162/01.

(c) Geen toegang tot of uitgang vanuit die dorp sal via Pitts Avenue toegelaat word nie.

(9) ONTVANGS EN VERSORGING VAN STORMWATERDREINERING

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

(10) VULLISVERWYDERING

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

(11) 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 dorpseienaar gedra word.

(12) SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar moet op sy 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.

(13) BEPERKING OP DIE ONTWIKKELING VAN ERWE

Erwe 25 en 26 en Erwe 27 en 28 mag slegs gesamentlik ontwikkel word as een ontwikkelingskema soos voorsien in terme van die Wet op Deeltitels, Wet 95 van 1986.

(14) BEGIFTIGING

Die dorpseienaar sal, indien van toepassing, ingevolge die bepalings van Artikel 98 (2) gelees met Regulasie 44 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), 'n enkelbedrag as begiftiging aan die plaaslike bestuur betaal vir die voorsiening of die tekort aan die voorsiening van grond vir 'n park (publieke oopruimte).

(15) VERPLIGTINGE MET BETREKKING TOT DIE KONSTRUKSIE EN INSTALLERING VAN INGENIEURSDIENSTE EN BEPERKINGS BETREFFENDE DIE VERVREEMDING OF OORDRAG VAN ERWE

(a) Die dorpseienaar moet, na sy voldoening aan klousule 2. (3) hierbo, op eie koste en tot bevrediging van die plaaslike bestuur alle ingenieursdienste insluitend die interne paaie en die stormwater retikulasie binne die grense van die dorp. Erwe en / of eenhede in die dorp mag nie vervreem of oorgedra word in die naam van 'n koper of 'n Sertifikaat van Geregistreerde Titel geregistreer word voordat die plaaslike owerheid aan die Registrateur van Aktes sertifiseer dat hierdie ingenieursdienste opgerig en geïnstalleer is nie .

(b) Die dorpseienaar moet sy verpligtinge nakom ten opsigte van die installering van elektrisiteit, water en sanitêre dienste asook die konstruksie van paaie en stormwater dreinering en die installering van stelsels daarvoor, soos ooreengekom tussen die dorpseienaar en die plaaslike

bestuur in bepalings van klousule 2. (3) hierbo. Erwe en / of eenhede in die dorp mag nie in die naam van 'n koper vervreem of oorgedra word nie, of 'n Sertifikaat van Geregistreerde Titel sal geregistreer word voordat die plaaslike owerheid aan die Registrateur van Aktes sertifiseer dat voldoende waarborge / kontantbydraes ten opsigte van van die ingenieursdienste is aan genoemde plaaslike owerheid voorgelê of betaal.

(c) Die dorpseienaar moet 'n sertifikaat uitgereik deur ESKOM aan die plaaslike owerheid voorlê. Dat aanvaarbare finansiële reëlings met betrekking tot die voorsiening van elektrisiteit, is gemaak deur die dorpseienaar aan die plaaslike owerheid. Erwe en / of eenhede in die dorp mag nie oorgedra word nie in die naam van 'n koper, voordat die plaaslike owerheid aan die Registrateur van Aktes sertifiseer dat sodanige sertifikaat is deur ESKOM uitgereik.

(16) VERPLIGTINGE MET BETREKKING TOT DIE BESKERMING VAN INGENIEURSDIENSTE

Die dorpseienaar moet, op sy koste en tot bevrediging van die plaaslike bestuur, alle serwitute ondersoek en registreer wat nodig is om die geboue / geïnstalleerde dienste te beskerm. Erwe en / of eenhede in die dorp mag nie vervreem of oorgedra word in die naam van 'n koper of 'n Sertifikaat van Geregistreerde Titel geregistreer word voordat die plaaslike owerheid aan die Registrateur van Aktes sertifiseer dat hierdie ingenieursdienste was of sal wees nie beskerm word tot bevrediging van die plaaslike owerheid.

2. BESKIKKING OOR BESTAANDE TITELVOORWAARDES

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

A. ***“Including the following which does not affect the erven in the township and it only affects the Thoroughfares:***

A. *The former Portion 718 (A Portion of Portion 11) of the farm WITPOORT NUMBER 406(of which this property forms a portion), indicated by the figures abdca on diagram S.G. Number 131/2018 is subject to the following condition: Imposed by and in favour of the Gauteng Province Department: Roads and Transport: Provincial Road P66-1 was declared over a portion of the above Holding by virtue of Administrator's Notice 323 of 10 March 1976 and 638 of 19 May 1976, which portion measures 2 314 square metres.*

B. *The former Portion 717 (A Portion of Portion 11) of the farm WITPOORT NUMBER 406(of which this property forms a portion), indicated by the figures ABbaA on diagram S.G. Number 131/2018 is subject to the following condition: Imposed by and in favour of the Gauteng Province Department: Roads and Transport: Provincial Road P66-1 was declared over a portion of the above Holding by virtue of Administrator's Notice 323 of 10 March 1976, which portion measures 1 562 square metres*

C. *The former Portion 719 (A Portion of Portion 11) of the farm WITPOORT NUMBER 406(of which this property forms a portion), indicated by the figures cdfec on diagram S.G. Number 131/2018 is subject to the following condition: Imposed by and in favour of the Gauteng Province Department: Roads and Transport: Provincial Road P66-1 was declared over a portion of the above Holding by virtue of Administrator's Notice 323 of 10 March 1976, which portion measures 3 038 square metres”*

3. TITELVOORWAARDES

A. **Titelvoorwaardes opgelê deur die plaaslike bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).**

(1) ALLE ERWE

Die erwe is geleë in 'n gebied waar grondtoestande geboue en strukture kan affekteer en skade kan aanrig. Bouplanne wat by die plaaslike bestuur ingedien word vir oorweging, moet maatreëls aandui wat algemeen sal word om moontlike skade aan geboue en strukture as gevolg van die nadelige fundamente toestande, te beperk. Hierdie maatreëls moet in ooreenstemming wees met die aanbeveling vervat in die Geotegniese verslag van die dorp, tensy bewys kan word dat sodanige maatreëls onnodig is of dat dieselfde doel op ander meer effektiewe wyse bereik kan word. Die NHRR kode vir fundamente word geklassifiseer as “Soil Zone S”

(2) 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 dunske 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.

(3) ERF 26

(a) Die erf is onderworpe aan die volgende serwitute ten gunste van die plaaslike bestuur, soos aangedui op die algemene plan

- (i) 'n 4,26m wye serwituut van reg van weg vir padverbredingsdoeleindes langs Whiskenlaan;
- (ii) 'n 2,13m wye serwituut van reg van weg vir padverbredingsdoeleindes langs Ethellaan

(4) ERF 27

Die erf is onderworpe aan 'n serwituut van reg van weg soos aangedui op die algemene plan.

B. Titelvoorskrifte ten gunste van derde partye wat geregistreer / geskep word op die eerste registrasie van die betrokke erwe.

Geen erf in die dorp sal oorgedra word nie tensy die volgende voorwaardes en / of serwitute geregistreer is:

(1) ERF 27

Die erf is onderworpe aan 'n serwituut vir elektriese mini-substasie doeleindes ten gunste van ESKOM as aangedui op die algemene plan.

4. 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 hy 'n wysigingskema synde 'n wysiging van die Halfway House en Clayville Dorpsbeplanningskema, 1976 wat uit dieselfde grond as die dorp **Crowthorne Uitbreiding 20** bestaan, goedgekeur het. Kaart 3 en die skemaklousules van die wysigingskemas 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 07-15162.

Hector Bheki Makhubo
Adjunk Direkteur: Regsadministrasie
Stad van Johannesburg Metropolitaanse Munisipaliteit
Kennisgewing Nr

Printed by the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001,
for the **Gauteng Provincial Administration**, Johannesburg.

Contact Centre Tel: 012-748 6200. eMail: info.egazette@gpw.gov.za
Publications: Tel: (012) 748 6053, 748 6061, 748 6065