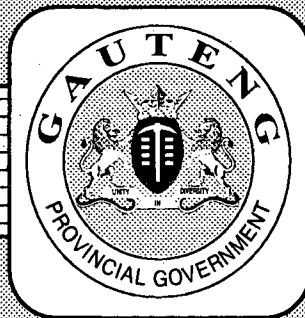


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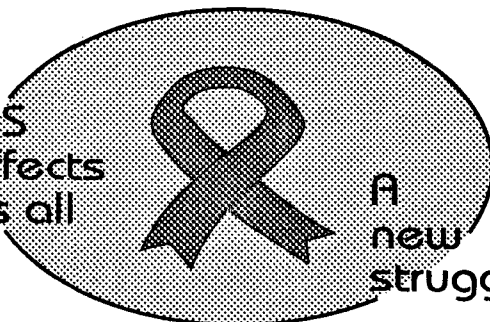
Vol. 8

**PRETORIA, 22 OCTOBER 2002
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CONTENTS

<i>No.</i>		<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICES			
1654	Town-planning and Townships Ordinance (15/1986): Ekurhuleni Metropolitan Municipality: Germiston Amendment Scheme 850.....	3	357
1655	do.: do.: Declaration as an approved township: Rondebult Extension 3.....	4	357

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 1654

EKURHULENI METROPLITAN MUNICIPALITY

GERMISTON AMENDMENT SCHEME 850

The Ekurhuleni Metropolitan Municipality hereby, in terms of the provisions of Section 125(1) of the Town Planning and Townships Ordinance 15 of 1986, declares that it has approved an amendment scheme being an amendment to the Germiston Town Planning Scheme 1985, comprising the same land as included in the township of Rondebult Extension 3.

Map 3 and the Scheme Clauses of the Amendment Scheme are filed with the Executive Director Development Planning, Germiston, 1st Floor, Planning and Development Building, 15 Queen Street, Germiston, and are open for inspection at all reasonable times.

This amendment is known as Germiston Amendment Scheme 850.

Ekurhuleni Metropolitan Municipality
Germiston Service Delivery Centre
15 Queen Street
GERMISTON

EXECUTIVE DIRECTOR DEVELOPMENT PLANNING

Date :
Notice Number:

PLAASLIKE BESTUURSKENNISGEWING 1654

EKURHULENI METROPOLITAANSE MUNISIPALITEIT

GERMISTON WYSIGINGSKEMA 850

Die Ekurhuleni Metropolitaanse Munisipaliteit verklaar hierby, ingevolge die bepaling van artikel 125(1) van die Ordonnansie op Dorpsbeplanning en Dorpe 15 van 1986, dat dit 'n wysigingskema, synde 'n wysigings van die Germiston Dorpsbeplanningskema 1985, wat uit dieselfde grond as die dorp Rondebult Uitbreiding 3 bestaan, goedgekeur het.

Kaart 3 en die Skemaklousules van die Wysigingskema word in bewaring gehou by die Uitvoerende Direkteur Ontwikkeling Beplanning, Germiston, 1^{ste} Verdieping, Beplanning en Ontwikkeling Gebou, 15 Queenstraat, Germiston, en is te alle redelike tye ter insae beskikbaar.

Hierdie wysiging staan bekend as Germiston Wysigingskema 850

Ekurhuleni Metropolitaanse Munisipaliteit
Germiston Streeksdienssentrum
15 Queenstraat
GERMISTON

UITVOERENDE DIREKTEUR ONTWIKKELING BEPLANNING

Datum :
Kennisgewingnommer:

LOCAL AUTHORITY NOTICE 1655**EKURHULENI METROPOLITAN MUNICIPALITY****DECLARED AS APPROVED TOWNSHIP**

In terms of section 103 of the Town-Planning and Townships Ordinance, No. 15 of 1986, the Ekurhuleni Metropolitan Municipality, hereby declares RONDEBULT EXTENSION 3 to be an approved township, subject to the conditions set out in the Schedule thereto:

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY ELCON PROJECT MANAGEMENT CC NO. 1987/015190/23 (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT AND BEING THE REGISTERED OWNER OF THE LAND) UNDER THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE No. 15 of 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 96 OF THE FARM RONDEBULT 136 IR, PROVINCE OF GAUTENG, HAS BEEN GRANTED:

1. CONDITIONS OF ESTABLISHMENT**1.1 NAME:**

The name of the township shall be Rondebult Extension 3.

1.2 DESIGN:

The township shall consist of erven and streets as indicated on General Plan No. SG 9541/2001.

1.3 ENDOWMENT:

No contribution is payable to the Municipality for the provision of land for a park (Public Open Space).

1.4 LAND FOR MUNICIPAL PURPOSES:

The following Erf shall be transferred to the Ekurhuleni Metropolitan Municipality by and at the expense of the township owner:

Park (Public Open Space): Erf 3101

1.5 ACCESS:

No ingress from proposed Provincial Road PWV13 to the township and no egress to proposed Provincial Road PWV 13 shall be allowed from the township.

1.6 ACCEPTANCE AND DISPOSAL OF STORMWATER:

The township owner shall arrange for all the drainage of the township to fit in with that of Provincial Road PWV 13 and for all stormwater running off or being diverted from the roads to be received and disposed of.

1.7 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER:

The township owner shall at his own expense, erect a fence or other physical barrier to the satisfaction of the Director General, Gauteng Department of Public Transport, Roads and Works, as and when required by him to do so, and the township owner shall maintain such fence or physical barrier in good order and repair until such time as this responsibility is taken over by the Municipality: Provided that the township owner's responsibility for the maintenance thereof shall cease when the Municipality takes over the responsibility for the maintenance of the streets in the township.

1.8 DEMOLITION OF BUILDINGS OR STRUCTURES:

The township owner shall at his own expense cause all existing buildings and structures situated within the building line reserves, side spaces, road reserves, or over the common boundaries to be demolished to the satisfaction of the Municipality.

1.9 REMOVAL OF LITTER:

The township owner shall at his own expense cause all litter within the township area to be removed to the satisfaction of the Municipality.

1.10 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES:

- (a) If, for some reason due to 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.
- (b) All municipal services that cross the common boundaries between the erven shall be removed and relocated by, and at the cost of the township owner, as and when required by the Municipality.

1.11 PRECAUTIONARY MEASURES:

The township owner shall at his own expense, make arrangements with the Municipality to ensure that:

- (a) Water shall not dam up and that the entire surface of the township area is drained properly.
- (b) An Engineering Geologist be appointed to inspect the foundation and services trenches with regard to the dolomitic conditions in the area.
- (c) All the recommended foundation and precautionary measures, as proposed by the engineering geologist in the report No IR 304, are implemented.

1.12 RESTRICTION ON THE DISPOSAL OF ERVEN:

- (a) The township applicant shall, in terms of prior agreement with the Municipality, fulfil its obligations with regard to the provision of water, sanitation (and if applicable) electricity and the installation of reticulation for such purposes, prior to the disposal of any Erf within the township.
- (b) No Erven may be alienated or transferred in the name of a purchaser prior to the Municipality having confirmed that sufficient guarantees have been furnished in respect of the provision of services by the township applicant to the Municipality.

1.13 ENGINEERING SERVICES:

The township owner is responsible for making the necessary arrangements for the provision of all engineering services.

1.14 DISPOSAL OF EXISTING TITLE CONDITIONS:

All erven shall be made subject to the existing title conditions and servitudes, if any, including the reservation of rights to minerals and real rights but excluding the water pipeline servitude as will more fully appear in Notarial Deed of Servitude No. K3501/2002 S which affects Erf 3102 in the township only.

2. CONDITIONS OF TITLE

2.1 ALL ERVEN SHALL BE MADE SUBJECT TO THE FOLLOWING CONDITIONS:

- 2.1.1 The Erf is subject to a 2 meter wide servitude in favour of the Municipality, 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 2 meter wide servitude for municipal purposes across the access portion of the Erf, if and when required by the Municipality: Provided that the Municipality may dispense with any such servitude.

2.1.2 No building or 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 1 meter there from.

2.1.3 The Municipality shall be entitled to temporarily deposit 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 Municipality.

2.2 IN ADDITION TO THE ABOVE CONDITIONS, ERVEN 2864 TO 2894 ARE SUBJECT TO THE FOLLOWING CONDITION:

The Erf is subject to a 2 meter servitude for municipal purposes which will run parallel and just outside the 20 meter building restriction as indicated on the General Plan.

PLAASLIKE BESTUURSKENNISGEWING 1655**EKURHULENI METROPOLITAANSE MUNISIPALITEIT****VERKLARING AS 'N GOEDGEKEURDE DORP**

Ingevolge Artikel 103, van die Ordonnansie op Dorpsbeplanning en Dorpe, 15 van 1986, verklaar die Ekurhuleni Metropolitaanse Munisipaliteit, RONDEBULT UITBREIDING 3 tot 'n goedgekeurde dorp en is onderworpe aan die voorwaardes soos in die bygaande Bylae uiteengesit:

BYLAE

VOORWAARDES WAARONDER DIE AANSOEK GEDOEN IS DEUR ELCON PROJECT MANAGEMENT CC NO. 1987/015190/23 (HIERNA DIE AANSOEKKER GENOEM EN WAT OOK DIE GEREGISRTEERDE EIENAAR VAN DIE GROND IS) INGEVOLGE DIE BEPALINGS VAN DIE DORPSBEPLANNING EN DORPE ORDONNANSIE, 15 VAN 1986, OM TOESTEMMING OM 'N DORP OP GEDEELTE 96 VAN DIE PLAAS RONDEBULT 136 IR, GAUTENG PROVENISIE, TE STIG, TOEGESTAAN IS:

1. STIGTINGSVOORWAARDES**1.1 NAAM:**

Die naam van die dorp sal Rondebult Uitbreiding 3 wees.

1.2 ONTWERP:

Die dorp sal bestaan uit erwe en strate soos aangedui op Algemene Plan SG No. 9541/2001.

1.3 BEGIFTIGING:

Geen bydrae is aan die Munisipaliteit betaalbaar vir die voorsiening van grond vir 'n openbare park nie.

1.4 GROND VIR MUNISIPALE DOELEINDES:

Die volgende Erf moet na die Ekurhuleni Metropolitaanse Munisipaliteit oorgedra word, deur en op die koste van die dorpseienaar:

Park (OPENBARE OOP RUIMTES): Erf 3101.

1.5 TOEGANG:

Geen ingang vanaf voorgestelde Provinsiale Pad PWV 13 moet na die dorpsgebied toegelaat word nie, en geen uitgang na voorgestelde Provinsiale Pad PWV 13 moet vanaf die dorpsgebied toegelaat word nie.

1.6 AANVAARDING EN BESKIKKING VAN STORMWATER:

Die dorpseienaar moet rellings tref vir die dreinerings van die dorpsgebied om in te val met die van die Provinsiale Pad PWV 13 en vir alle stormwater wat afloop of verle moet word van af die paaie wat ontvang en weggedoen moet word.

1.7 OPRIGTING VAN 'N HEINING OF ANDER FISIESE VERSPERRING:

Die dorpseienaar sal op eie koste 'n heining of ander fisiese versperring oprig tot bevrediging van die Direkteur, Gauteng Departement van Paaie. Die eienaar sal verder sodanige heining of fisiese versperring in goeie toestand onderhou tot tyd en wyl die Munisipaliteit die verantwoordelikheid daarvoor oorneem: Met dien verstande dat die eienaar se verantwoordelikheid vir die instandhouding daarvan, sal staak wanneer die Munisipaliteit die verantwoordelikheid van die onderhoud van die strate in die dorp oorneem.

1.8 SLOPING VAN GEBOUE EN STRUKTURE:

Die dorpseienaar sal op eie koste die bestaande geboue en strukture wat binne die boulynreserwe, sypasies, padreserwes, of oor gemeenskaplike grense geleë is, sloop tot die bevrediging van die Munisipaliteit.

1.9 VERWYDERING VAN ROMMEL:

Die dorpseienaar sal op eie koste alle rommel in die dorpsgebied laat verwyder tot bevrediging van die Munisipaliteit.

1.10 VERVANGING OF VERWYDERING VAN BESTAANDE MUNISIPALE DIENSTE:

- (a) Indien, vir enige rede as gevolg van die stigting van die dorp, dit nodig word om bestaande munisipale dienste te verskuif of te vervang moet die koste daarvan deur die dorpseienaar gedra word.
- (b) Alle munisipale dienste wat die gemeenskaplike grense tussen die erwe oorkruis moet geskuif en hervestig word deur en ten koste van die dorpseienaar, indien en wanneer die Munisipaliteit dit benodig.

1.11 VOORSORGMAATREELS:

Die dorpseienaar sal op eie koste reelings tref met die Munisipaliteit om te verseker dat:

- (a) Water nie sal opdam nie en dat die oppervlakte van die hele dorpsgebied behoorlik gedreineer is.
- (b) 'n Geologiese ingenieur aangestel word om die fondasie en diensslote te inspekteer met betrekking tot die dolomitiese omstandighede in die omgewing.
- (c) Al die voorgestelde fondasie en voorsorgmaatreels, wat deur die geologiese ingenieur in verslag Nr. IR 304 voorgestel is, geïmplementeer word.

1.12 BEPERKING OP DIE BESKIKKING VAN ERWE:

- (a) Die dorpseienaar sal ooreenkomstig vroe ooreenkoms met die Munisipaliteit sy verpligtinge rondom die verskaffing van water, riolering en (indien van toepassing) elektrisiteit en die installering van fasiliteite vir sodanige doeleindes vervul alvorens enige erf in die dorpsgebied vervreem word.
- (b) Geen erwe mag oorgedra of vervreem word in die naam van die koper alvorens die Munisipaliteit bevestig het dat genoegsame waarborge voorsien is vir die voorsiening van dienste deur die dorpsgebied by die applikant aan die Munisipaliteit.

1.13 INGENEURSDIENSTE:

Die dorpseienaar is verantwoordelik vir die tref van die nodige reelings vir die voorsiening van alle ingenieursdienste.

1.14 BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe sal onderworpe wees aan bestaande titel voorwaardes en serwitute, indien enige, insluitend die regte tot minerale en eindomsregte maar uitgesonder die waterpyplyn serwitut soos meer volledig sal blyk uit Notariale Akte Van Serwitut No. K3501/2002 S wat slegs Erf 3102 van die dorp raak.

2. TITELVOORWAARDES:**2.1 ALLE ERWE SAL AAN DIE VOLGENDE VOORWAARDES ONDERWORPE WEES:**

- 2.1.1 Die erf is onderworpe aan 'n servituut, 2 meter wyd vir riool en ander munisipale doeleindes, ten gunste van die Munisipaliteit langs enige twee grense uitgesonderd 'n straatgrens, en in die geval van 'n pypsteelerf, 'n addisionele servituut van 2 meter wyd, vir munisipale doeleindes oor die toegangsdeel van die erf, indien en wanneer die Munisipaliteit dit benodig. Met dien verstande dat die Munisipaliteit van enige sodanige servituut mag afstand doen.
- 2.1.2 Geen geboue of ander struktuur mag binne die voorgenoemde servituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige servituut of binne 'n afstand van 1 meter daarvan geplant word nie.
- 2.1.3 Die Munisipaliteit is daarop geregtig om tydelik op die grond aangrensend aan die voorgenoemde servituutgebied, sodanige material te stort as wat uitgegrawe mag word in die loop van die konstruksie, onderhoud of verwydering van sodanige hoofrioolleidings of ander werk as wat hy na sy oordeel nodig ag en is voorts geregtig op redelike toegang tot genoemde grond vir bogenoemde doel, instandhouding of verwydering van sodanige hoofrioolleidings en ander werk, wat deur die Munisipaliteit goedgemaak word.

2.2 BYKOMEND TOT BOGENOEMDE VOORWAARDES IS DIE ERWE 2864 TOT 2894 ONDERWORPE AAN DIE VOLGENDE VOORWAARDE:

Die erf is onderworpe aan 'n 2 meter wye servituut vir munisipale doeleindes wat parallel sal loop net buite die 20 meter boubeberking, soos op die Algemene Plan aangedui.

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Director: Financial Management
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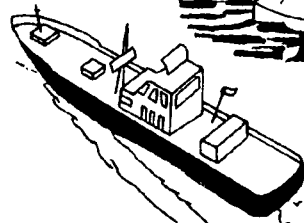
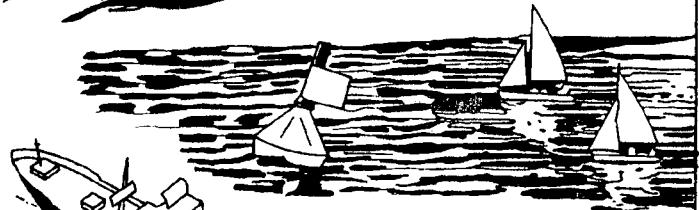
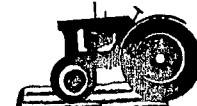
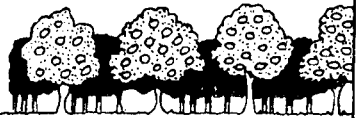
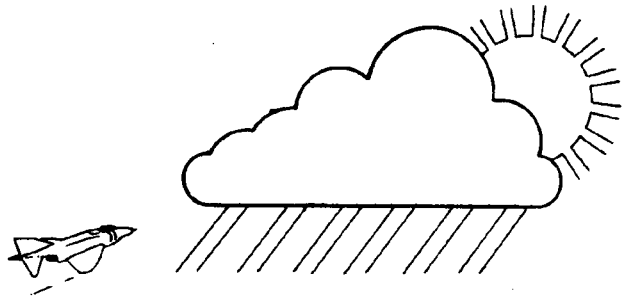
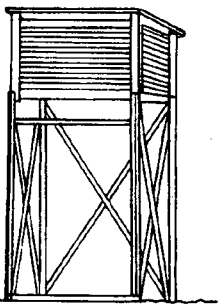
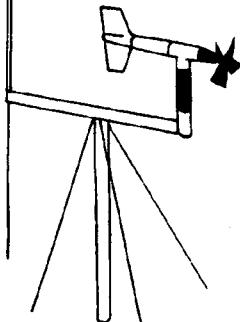
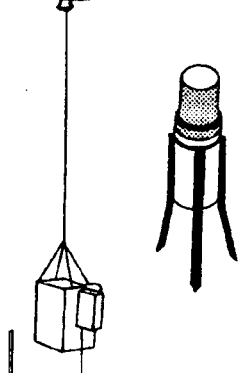
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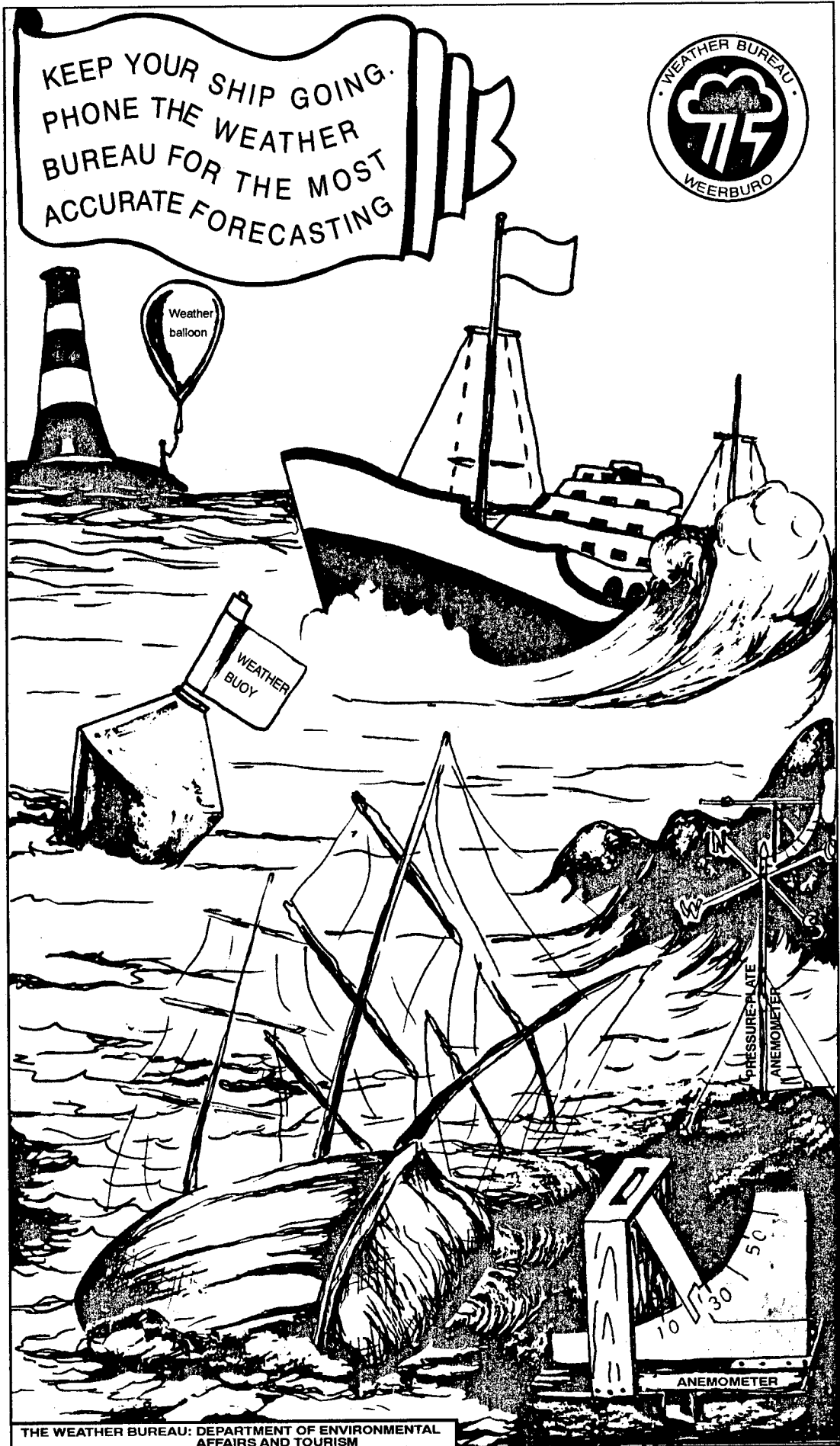
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