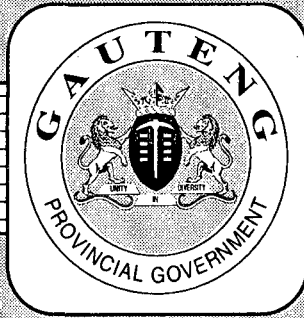


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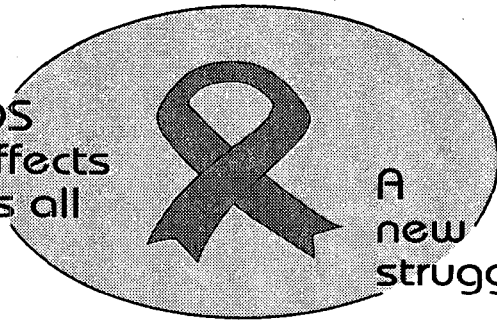
Vol. 10

PRETORIA, 17 MARCH
MAART 2004

No. 103

We all have the power to prevent AIDS

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GENERAL NOTICES

NOTICE 820 OF 2004

KRUGERSDORP AMENDMENT SCHEME 932, 936, 931 AND 930

Notice is hereby given in terms of Section 57 (1) of the Townplanning and Townships Ordinance, 1986, that the Mogale City Local Municipality, has approved the amendment of the Krugersdorp Townplanning Scheme, 1980, by the rezoning of the following properties:

Amendment Scheme 932

Erf 140, Featherbrooke Estate Extension 3 Township from "Residential 1" with a density of "One dwelling per Erf", subject to certain conditions to "Residential 1" with a density of "One dwelling per 1000m²" subject to certain conditions.

Amendment Scheme 936

Part of Erf 687 (proposed Portions 1 to 7), Featherbrooke Estate Extension 8 Township from "Special- for a dwelling house, conference facilities, a guest house, hotel and ancillary uses as may be approved by the Local Government", subject to certain conditions, to "Special- for access road purposes, landscaping and parking including security control and six dwelling units", subject to certain conditions.

Amendment Scheme 931

Remainder of Erf 965 (proposed Remainder and Portion 1), Featherbrooke Estate Extension 1 Township, from "Special-for the purpose of a Club House, a Guest House, Recreation Facilities including a Swimming Pool, Bowling Greens, Squash and Tennis Courts, a Refreshment Facility and other uses related hereto, as which may be approved during the consideration of a site development plan" in respect of the Remainder of Erf 965, Featherbrooke Estate Extension 1 Township, and "Special-for the purposes of a home for the aged, and purposes related thereto, subject to such conditions that may be imposed by the Local Government" in respect of Portion 1 of Erf 965, Featherbrooke Estate Extension 1 Township" to "respectively "Residential 1" with a density of "One dwelling per Erf" in respect of the proposed Portions 3 to 13, 16 to 24 and 26 to 34 of Erf 965, Featherbrooke Estate Extension 1 Township, "Special-for the purpose of a Club House, a Guest House, Recreation Facilities including a Swimming Pool, Bowling Greens, Squash and Tennis Courts, a Refreshment Facility and other uses related hereto, as which may be approved during the consideration of a site development plan" in respect of the proposed Portion 35 of Erf 965, Featherbrooke Estate Extension 1 Township, "Existing Public Road" in respect of the proposed Portions 15 and 25 of Erf 965, Featherbrooke Estate Extension 1 Township, and "Private Open Space" in respect of the proposed Portion 14 of Erf 965, Featherbrooke Estate Extension 1 Township".

Amendment Scheme 930

Remainder of Erf 296, Featherbrooke Estate Extension 2 Township from "Residential 1" with a density of "One dwelling per Erf", subject to certain conditions, to "Private Open Space", subject to certain conditions.

Map 3's and the scheme clauses of the amendment schemes are filed with the Municipal Manager, Mogale City Local Municipality and the Director-General, Gauteng Provincial Government, Private Bag X86, Marshalltown, 2107 and are open for inspection at all reasonable times.

These amendments are known as Krugersdorp Amendment Schemes 932,936,931 and 930

I N MOKATE

Municipal Manager, PO Box 94, Krugersdorp, 1740

17 Maart 2004

KENNISGEWING 820 VAN 2004**KRUGERSDORP WYSIGINGSKEMA 932, 936, 931 EN 930**

Hierby word ooreenkomstig die bepalings van Artikel 57 (1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, bekend gemaak dat die Mogale City Plaaslike Munisipaliteit, goedgekeur het dat die Krugersdorp Dorpsbeplanningskema, 1980, gewysig word deur die hersonering van die volgende eiendomme.

Wysigingskema 932

Erf 140, dorp Featherbrooke Estate Uitbreiding 3 vanaf "Residensieel 1" met 'n digtheid van "Een woonhuis per Erf", onderworpe aan sekere voorwaardes na "Residensieel 1" met 'n digtheid van "Een woonhuis per 1000m²" onderworpe aan sekere voorwaardes.

Wysigingskema 936

'n Gedeelte van Erf 687 (voorgestelde Gedeeltes 1 tot 7), dorp Featherbrooke Estate Uitbreiding 8 van "Spesiaal-vir 'n woonhuis, konferensiefasiliteite, 'n gastehuis, hotel en aanvullende gebuie soos goedgekeur deur die plaaslike owerheid", onderworpe aan sekere voorwaardes, na "Spesiaal-vir doeleindes van 'n toegangspad, landskapering en parkering insluitend sekuriteitskontrole en ses wooneenhede", onderworpe aan sekere voorwaardes.

Wysigingskema 931

Restant van Erf 965 (voorgestelde Restant en Gedeelte 1), dorp Featherbrooke Estate Uitbreiding 1, van "Spesiaal- vir die doeleindes van 'n Klubhuis, 'n Gaste Huis, Ontspanningsfasiliteit ingesluit 'n Swembad, Rolbalbane, Muurbal en Tennisbane, Verversingsfasiliteit en ander gebuie verwant hiermee, soos wat goedgekeur mag word gedurende die oorweging van 'n terreinontwikkelingsplan" ten opsigte van die Restant van Erf 965, dorp Featherbrooke Estate Uitbreiding 1, en "Spesiaal-vir die doeleindes van 'n huis vir bejaardes, en doeleindes verwant daartoe, onderworpe aan sodanige voorwaardes as wat neergelê mag word deur die Plaaslike Regering " ten opsigte van Gedeelte 1 van Erf 965, dorp Featherbrooke Estate Uitbreiding 1 " na "onderskeidelik "Residensieel 1" met 'n digtheid van 'n "Een woonhuis per Erf" ten opsigte van die voorgestelde Gedeeltes 3 tot 13, 16 tot 24 en 26 tot 34 van Erf 965, dorp Featherbrooke Estate Uitbreiding 1, "Spesiaal - vir die doeleindes van 'n Klubhuis, 'n Gaste Huis, Ontspanningsfasiliteit ingesluit 'n Swembad, Rolbalbane, Muurbal en Tennisbane, Verversingsfasiliteit en ander gebuie verwant hiermee, soos wat goedgekeur mag word gedurende die oorweging van 'n terreinontwikkelingsplan" ten opsigte van die voorgestelde Gedeelte 35 van Erf 965, dorp Featherbrooke Estate Uitbreiding 1, "Bestaande Openbare Pad" ten opsigte van die voorgestelde Gedeeltes 15 en 25 van Erf 965, dorp Featherbrooke Estate Uitbreiding 1 en "Privaat Oopruimte" ten opsigte van die voorgestelde Gedeelte 14 van Erf 965, dorp Featherbrooke Estate Uitbreiding 1".

Wysigingskema 930

Restant van Erf 296, dorp Featherbrooke Estate Uitbreiding 2, van "Residensieel 1" met 'n digtheid van "Een woonhuis per Erf", onderworpe aan sekere voorwaardes, na "Privaat Oopruimte", onderworpe aan sekere voorwaardes.

Kaart 3's en die skemaklousules van die wysigingskemas word in bewaring gehou deur die Munisipale Bestuurder, Mogale City Plaaslike Munisipaliteit, en die Direkteur-Generaal, Gauteng Provinsiale Regering, Tak: Gemeenskapsontwikkeling, Privaatsak X86, Marchalltown, 2107 en is te alle redelike tye vir inspeksie beskikbaar.

Hierdie wysigingskemas staan bekend as Krugersdorp Wysigingskemas 932,936,931 en 930

I N MOKATE

Munisipale Bestuurder, Posbus 94, Krugersdorp, 1740

17 Maart 2004

(Kennisgewing No./2004)

NOTICE 821 OF 2004

CORRECTION NOTICE

MOGALE CITY LOCAL MUNICIPALITY

Condition 2.1 (i) of the Local Authority Notice No 815 placed in terms of Section 103 of the Townplanning and Townships Ordinance, 1986 (Ordinance 15 of 1986) for Featherbrooke Estate Extension 13 Township on 14 May 2003, needs to be corrected as follows:

Replace the wording "The minimum area of "Residential 1" zoned buildings in the township shall be 210m² (including outbuildings) "with" The minimum floor area of "Residential 1" dwelling units shall be 210m² (including outbuildings)."

I N MOKATE

Municipal Manager, PO Box 94, Krugersdorp, 1740

17 March 2004

KENNISGEWING 821 VAN 2004

REGSTELLINGSKENNISGEWING

MOGALE CITY PLAASLIKE MUNISIPALITEIT

Voorwaarde 2(i) van die Plaaslike Bestuurskennisgewing No 815 geplaas ooreenkomstig Artikel 103 van die Dorpsbeplanning en Dorpe Ordonnansie, 1986 (Ordonnansie 15 van 1986) vir die dorp Featherbrooke Estate Uitbreiding 13 op 14 Mei 2003, moet reggestel word soos volg:

Vervang die bewoording "Die minimum vloer area van erwe wat "Residensieel 1" gesoneer is, mag nie kleiner as 210m² (buitegeboue ingesluit) wees nie "met" Die minimum vloer oppervlakte van "Residensieel 1" wooneenhede sal 210m² (buitegeboue ingesluit) wees.

I N MOKATE

Munisipale Bestuurder, Posbus 94, Krugersdorp, 1740

17 Maart 2004

Ref; featherbrooke ext 5 & 14/march'04

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 459

MOGALE CITY LOCAL MUNICIPALITY

DECLARATION OF FEATHERBROOKE ESTATE EXTENSION 5 AS AN APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Mogale City Local Municipality hereby declares the township **Featherbrooke Estate Extension 5** to be an approved Township, subject to the conditions set out in the Schedule hereto:

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY FAIROAK INVESTMENT HOLDINGS (PTY) LTD (HEREIN AFTER REFERRED TO AS THE TOWNSHIP APPLICANT), IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 234 OF THE FARM ROODEKRANS 183 IQ, GAUTENG PROVINCE, HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT

1.1 Name

The name of the township is **Featherbrooke Estate Extension 5**

1.2 Design

The township shall consist of erven and streets as indicated on **General Plan SG No. 4754/2002**.

1.3 Storm water Management and Street Design

- (a) The township owner shall at the request of the local government supply the local government with a detailed scheme with plans, cross sections and specifications as compiled by a civil engineer approved by the local government for the provision of a underground drainage system. Such system must be designed in order to dispose of the run-off of a 1:10 year rainstorm and must ensure that the run-off of a 1:50 year rainstorm be guided to the nearest defined watercourse without flooding any adjacent properties. The design of the drainage system must contain and describe aspects like tar macadamization, kerbing and chanalization of roads as well as the provision of retaining walls if required by the Local Government.

The drainage system must, if necessary, make provision for the catchment of storm water in catchment pits from where it must be disposed of in watertight pipes in such a way that no water collections or seepage shall occur on or near the ground surface. The mentioned water pipes must be manufactured from durable material and must be approved by the local government. The scheme must also indicate the route and gradient of access to each individual erf from the adjoining street.

- (b) The township owner must construct roads according to the approved scheme at own costs and to the satisfaction of the local government, under supervision of a civil engineer approved by the local government.
- (c) The township owner is responsible for the maintenance of streets to the satisfaction of the Local Government until the streets are completed according to sub clause (b) above.

- (d) The township owner must make a proportional contribution, as determined by the Director : Technical Services, for the upgrading of the access road from Hendrik Potgieter Road.
- (e) If the township owner fails to comply with the stipulations of sub clauses (a), (b), (c) and (d) above, the Local Government will be entitled to do the required construction at the cost of the township owner.

1.4 Sewerage

The township owner must, at the request of the local government, supply the following detail regarding the sewerage system of the proposed township:-

- (i) Comprehensive lay out plans;
- (ii) cross-sections; and
- (iii) specifications of materials and equipment to be used during the construction of such sewerage system;

The sewerage system must be designed by an approved professional engineer according to the specifications and standards laid down by the Local Government, to the satisfaction of the Director : Technical Services.

All materials to be used with the construction of the sewerage system is subject to the approval and/or amendment of the Director : Technical Services.

1.5 Water

The township owner must, at the request of the local government, submit a detailed scheme with plans, cross sections and specifications for the provision of an underground drainage system, for approval.

The proposed network must make provision for a pressurized water connection for each individual erf and must be designed by a professional engineer approved by the local government. All materials to be used in the proposed water network must be approved by the local government.

1.6 Disposal of existing title conditions

All erven shall be subject to the existing conditions of title and servitudes, including mineral rights, with the exception of the following conditions which should not be transferred to the erven (with the exception of Erf 748) in the township:

- (a) Conditions 1, 2 and 3 in Deed of Transfer T95969/1997;
- (b) Conditions A, B and C in Deed of Transfer T51050/1996.

1.7 Removal of refuse

The township owner must at his own cost remove refuse within the township to the satisfaction of the local government, if required by the local government.

1.8 Relocation or replacement of municipal services

If the establishment of the township results in any municipal services to be relocated or replaced the costs of such relocation /replacement must be borne by the township owner.

1.9 Relocation or replacement of power lines

If the establishment of the township results in any Eskom equipment to be relocated or replaced the costs of such relocation /replacement must be borne by the township owner.

1.10 Relocation or replacement of Telkom equipment

If the establishment of the township results in any Telkom equipment to be relocated or replaced the costs of such relocation /replacement must be borne by the township owner.

2. CONDITIONS OF TITLE

The erven are subject to the following conditions imposed by the local government in terms of the provisions of the Town Planning and Townships Ordinance, 1986:

2.1 ALL ERVEN

- (a) The erf is subject to a servitude, 2 metres wide, in favour of the local government, 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 metres wide across the access portion of the erf, if and when required by the local government, provided that the local government 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 metres thereof;
- (c) The local government shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during 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 government.
- (d) The erven are situated on land with soil characteristics that may cause damage to buildings and structures to be erected thereon. Building plans submitted to the Local Government must indicate preventative measures in accordance with the recommendations contained in the engineering geology report which was done for the township, in order to limit damage to buildings or structures due to the unfavorable foundation conditions. This condition will not be applicable if proof can be given by the developer that such measures are not required.
- (e) In order to limit damage to buildings and structures due to unfavorable soil conditions the foundations and other structure elements thereof must be designed by a competent professional engineer. It is recommended that a specific foundation investigation be done for every individual erf prior to the development thereof.
- (f) All roofing materials to be used in the township is subject to the approval of the Director: Technical Services.
- (g) All fencing to be erected in the township shall be environmentally friendly and is subject to the approval of the Environmental Manager of the local government.
- (h) No dynamite blasting may be done in the township without the consent of the Director: Technical Services of the local government.
- (i) The minimum floor area of "Residential 1" dwelling units shall be 210 m² (including outbuildings).

**I N MOKATE
MUNICIPAL MANAGER**

17 March 2004
(Notice No. 26/2004)

PLAASLIKE BESTUURSKENNISGEWING 459

MOGALE CITY PLAASLIKE MUNISIPALITEIT

VERKLARING VAN FEATHERBROOKE ESTATE UITBREIDING 5 TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Mogale City Plaaslike Munisipaliteit hierby die dorp **Featherbrooke Estate Uitbreiding 5** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae:

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR FAIROAK INVESTMENT HOLDINGS (PTY) LTD (HIERIN NA VERWYS AS DIE DORPSTIGTER), INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 234 VAN DIE PLAAS ROODEKRANS 183 IQ, GAUTENG PROVINSIE, GOEDGEKEUR IS.

1. STIGTINGSVOORWAARDES

1.1 Naam

Die naam van die dorp is **Featherbrooke Estate Uitbreiding 5**

1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op **Algemene Plan Lg No 4754/2002**.

1.3 Stormwaterdreinerings en straatbou

- (a) Die dorpseienaar moet op versoek van die Plaaslike Regering 'n gedetailleerde skema, volledig met planne, deursnee en spesifikasies, opgestel deur 'n siviele ingenieur wat deur die Plaaslike Regering goedgekeur is, voorsien vir die daarstelling van 'n ondergrondse waterdreineringsstelsel. Sodanige stelsel moet so ontwerp word sodat dit die afloop van 'n 1:10-jaar reënstorm kan hanteer en moet verder verseker dat die afloop van 'n 1:50-jaar-reënstorm na die naaste gedefinieerde waterafloop gelei kan word sonder om aanliggende eiendomme te oorstrom. Die ontwerp van die dreineringsstelsel moet aspekte soos teermacadamisering, beranding en kanalisering van strate bevat en omskryf, asook die voorsiening van keermure wat deur die Plaaslike Regering nodig geag mag word.

Die dreineringsstelsel moet, waar nodig, voorsiening maak vir die opvang van stormwater in opvangputte, vanwaar dit weggevoer moet word in waterdigte pype, op so 'n wyse dat water op geen wyse sal opgaan of insypel op of naby die oppervlakte van die grond nie. Die genoemde waterpype moet van 'n duursame materiaal gemaak wees en moet deur die Plaaslike Regering goedgekeur word. Verder moet die skema die roete en helling aandui deur middel waarvan elke erf toegang tot die aangrensende straat verkry.

- (b) Die dorpseienaar moet die goedgekeurde skema op eie koste, namens en tot bevrediging van die Plaaslike Regering, onder toesig van 'n siviele ingenieur deur die Plaaslike Regering goedgekeur, uitvoer.
- (c) Die dorpseienaar is verantwoordelik vir die instandhouding van strate tot bevrediging van die Plaaslike Regering totdat die strate ooreenkomstig subklousule (b) gebou is.

- (d) Die dorpseienaar moet 'n proporsionele bydrae, soos bepaal deur die Direkteur : Tegniese Dienste, maak ten opsigte die opgradering van die toegangspad vanaf Hendrik Potgieterrylaan.
- (e) Indien die dorpseienaar versuim om aan die bepalings van subklousules (a), (b), (c) en (d) hiervan te voldoen, is die Plaaslike Regering geregtig om die werk op die onkoste van die dorpseienaar te doen.

1.4 Riool

Die aansoekdoener moet op versoek van die plaaslike regering die volgende detail van die voorgestelde dorp se rioolstelsel voorsien: -

- (i) Volledige lengteplanne;
- (ii) lengtesnitte; en
- (iii) spesifikasies van materiale en toerusting wat gebruik gaan word by die aanleg van sodanige rioolstelsel;

Die rioolstelsel moet deur 'n goedgekeurde professionele ingenieur ontwerp word, volgens spesifikasies en standaarde deur die Plaaslike Regering neergelê tot die bevrediging van die Direkteur : Tegniese Dienste.

Verder is alle materiale wat gebruik word by die aanleg van die rioolstelsel onderworpe aan die goedkeuring en/of wysiging deur die Direkteur : Tegniese Dienste.

1.5 Water

Die dorpseienaar moet op versoek van die Plaaslike Regering 'n gedetailleerde skema, volledig met planne, lengtesnitte en spesifikasies vir die voorsiening van 'n ondergrondse waternetwerk vir goedkeuring voorlê.

Die waternetwerk moet voorsiening maak vir 'n wateraansluiting onder druk, vir elke erf en moet ontwerp word deur 'n professionele ingenieur wat deur die Plaaslike Regering goedgekeur is. Alle materiale wat in sodanige netwerk gebruik sal word, moet deur die Plaaslike Regering goedgekeur word.

1.6 Beskikking oor bestaande Titelvoorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, insluitend die reservering van Minerale Regte, met die uitsluiting van die volgende voorwaardes wat nie aan die erwe in die dorp oorgedra moet word nie (met die uitsondering van Erf 748):

- (a) Voorwaardes 1, 2 en 3 in Titel Akte T95969/1997;
- (b) Voorwaardes A, B en C in Titel Akte T51050/1996.

1.7 Verwydering van rommel

Die dorpseienaar moet op eie koste alle rommel binne die dorp laat verwyder tot bevrediging van die plaaslike regering, soos en wanneer die plaaslike regering dit mag vereis.

1.8 Verskuiwing of vervanging van munisipale dienste

Indien die stigting van die dorp daartoe sou lei dat munisipale dienste verskuif of vervang moet word sal die dorpseienaar verantwoordelik wees vir alle kostes daaraan verbonde.

1.9 Verskuiwing of vervanging van Eskom toerusting

Indien die stigting van die dorp daartoe sou lei dat Eskom toerusting verskuif of vervang moet word sal die dorpseienaar verantwoordelik wees vir alle kostes daaraan verbonde.

1.10 Verskuiwing of vervanging van Telkom toerusting

Indien die stigting van die dorp daartoe sou lei dat munisipale dienste verskuif of vervang moet word sal die dorpsreienaar verantwoordelik wees vir alle kostes daaraan verbonde.

2. TITELVOORWAARDES

Die erwe is onderworpe aan die volgende voorwaardes soos neergelê deur die plaaslike regering in terme van die bepalings van Ordonnansie op Dorpsbeplanning en Dorpe, 1986:

2.1 ALLE ERWE

- (a) Die erf is onderworpe aan 'n serwituut, 2 meter breed, vir riolering en ander munisipale doeleindes, ten gunste van die plaaslike regering langs enige twee grense, uitgesondered 'n straatgrens en in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes twee meter breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike regering: Met dien verstande dat die plaaslike regering van 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 'n afstand van twee meter daarvan geplant word nie.
- (c) Die plaaslike regering is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleididings en ander werke wat hy volgens goëddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike regering geregtig tot redelike toegang tot die genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike regering enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolpypleidings en ander werke veroorsaak word.
- (d) Die erwe is geleë in 'n gebied met bodemeienskappe wat geboue en strukture nadelig kan beïnvloed en skade tot gevolg kan hê. Bouplanne wat by die Plaaslike Regering ingedien word, moet maatreëls aantoon in ooreenstemming met aanbevelings vervat in die ingenieurs geologiese verslag wat vir die dorp opgestel is, om moontlike skade aan die gebou en struktuur as gevolg van die ongunstige fonderings toestande te beperk, tensy bewys gelewer word aan die Plaaslike Regering dat sodanige maatreëls onnodig is.
- (e) Ten einde skade aan geboue en strukture weens nadelige grondtoestande te beperk moet die fondamente en ander strukturelemente van geboue en strukture deur 'n bevoegde professionele ingenieur ontwerp word. Dit word aanbeveel dat 'n fondasie ondersoek vir elke individuele erf onderneem word voor konstruksie.
- (f) Alle dakbedekkingsmateriale wat in die dorp gebruik gaan word is onderworpe aan die goedkeuring van die Direkteur: Tegniese Dienste.
- (g) All omheinings wat in/om die dorp opgerig word moet omgewingsvriendelik wees en deur die Omgewingsbestuurder van die raad goedgekeur word.
- (h) Geen dinamiet skietwerk mag binne die dorp gedoen word sonder die goedkeuring van die Direkteur: Tegniese Dienste nie.
- (i) Die minimum vloer oppervlakte van "Residensieel 1" wooneenhede sal 210 m² (buitegeboue ingesluit) wees.

**I N MOKATE
MUNISIPALE BESTUURDER**

17 Maart 2004
(Kennisgewing No. 26/2004)

LOCAL AUTHORITY NOTICE 460**MOGALE CITY LOCAL MUNICIPALITY****KRUGERSDORP AMENDMENT SCHEME 912**

It is hereby notified in terms of the provisions of section 125(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the Mogale City Local Municipality has approved an amendment scheme with regard to the land in the township **Featherbrooke Estate Extension 5** being an amendment of the Krugersdorp Town Planning Scheme, 1980.

The Map 3 documents and the scheme clauses of the amendment scheme are filed with the Municipal Manager of the Mogale City Local Municipality and the Director General: Gauteng Provincial Government, Department of Development Planning and Local Government, Corner House, Marshalltown, and are open for inspection during normal office hours.

This amendment scheme is known as Krugersdorp **Amendment Scheme 912**.

**I N MOKATE
MUNICIPAL MANAGER**

17 March 2004
(Notice No. 27/2004)

PLAASLIKE BESTUURSKENNISGEWING 460**MOGALE CITY PLAASLIKE MUNISIPALITEIT****KRUGERSDORP WYSIGINGSKEMA 912**

Hierby word ingevolge die bepalings van artikel 125(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), bekend gemaak dat die Mogale City Plaaslike Munisipaliteit 'n wysigingskema met betrekking tot die grond in die dorp **Featherbrooke Estate Uitbreiding 5** synde 'n wysiging van die Krugersdorp Dorpsbeplanningskema, 1980, goedgekeur het.

Die Kaart 3 dokumentasie en die skemaklousules van hierdie wysigingskema word deur die Munisipale Bestuurder van die Mogale City Plaaslike Munisipaliteit en die Direkteur-generaal : Gauteng Provinsiale Regering, Departement Ontwikkelingsbeplanning en Plaaslike Regering, Corner House, Marshalltown, gehou en is gedurende gewone kantoorure ter insae.

Hierdie wysigingskema staan bekend as Krugersdorp **Wysigingskema 912**

**I N MOKATE
MUNISIPALE BESTUURDER**

17 Maart 2004
(Kennisgewing No. 27/2004)

LOCAL AUTHORITY NOTICE 461**MOGALE CITY LOCAL MUNICIPALITY****DECLARATION OF FEATHERBROOKE ESTATE EXTENSION 14 AS AN APPROVED TOWNSHIP**

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the Mogale City Local Municipality hereby declares the township **Featherbrooke Estate Extension 14** to be an approved Township, subject to the conditions set out in the Schedule hereto:

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY FAIROAK INVESTMENT HOLDINGS (PTY) LTD (HEREIN AFTER REFERRED TO AS THE TOWNSHIP APPLICANT), IN TERMS OF THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 234 OF THE FARM ROODEKRANS 183 IQ, GAUTENG PROVINCE, HAS BEEN APPROVED.

1. CONDITIONS OF ESTABLISHMENT**1.1 Name**

The name of the township is **Featherbrooke Estate Extension 14**

1.2 Design

The township shall consist of erven and streets as indicated on **General Plan SG No. 4757/2002.**

1.3 Engineering Services

- (a) The township owner shall at the request of the local government supply the local government with a detailed scheme with plans, cross sections and specifications as compiled by a civil engineer approved by the local government for the provision of a underground drainage system. Such system must be designed in order to dispose of the run-off of a 1:10 year rainstorm and must ensure that the run-off of a 1:50 year rainstorm be guided to the nearest defined watercourse without flooding any adjacent properties. The design of the drainage system must contain and describe aspects like tar macadamization, kerbing and chanalization of roads as well as the provision of retaining walls if required by the Local Government.

The drainage system must, if necessary, make provision for the catchment of storm water in catchment pits from where it must be disposed of in watertight pipes in such a way that no water collections or seepage shall occur on or near the ground surface. The mentioned water pipes must be manufactured from durable material and must be approved by the local government. The scheme must also indicate the route and gradient of access to each individual erf from the adjoining street.

- (b) The township owner must construct roads according to the approved scheme at own costs and to the satisfaction of the local government, under supervision of a civil engineer approved by the local government.
- (c) The township owner is responsible for the maintenance of streets to the satisfaction of the Local Government until the streets are completed according to sub clause (b) above.
- (d) The township owner must make a proportional contribution, as determined by the Director : Technical Services, for the upgrading of the access road from Hendrik Potgieter Road.

- (e) If the township owner fails to comply with the stipulations of sub clauses (a), (b), (c) and (d) above, the Local Government will be entitled to do the required construction at the cost of the township owner.

1.4 Sewerage

The township owner must, at the request of the local government, supply the following detail regarding the sewerage system of the proposed township :-

- (i) Comprehensive lay out plans;
- (ii) cross-sections; and
- (iii) specifications of materials and equipment to be used during the construction of such sewerage system;

The sewerage system must be designed by an approved professional engineer according to the specifications and standards laid down by the Local Government, to the satisfaction of the Director : Technical Services.

All materials to be used with the construction of the sewerage system is subject to the approval and/or amendment of the Director : Technical Services.

1.5 Water

The township owner must, at the request of the local government, submit a detailed scheme with plans, cross sections and specifications for the provision of an underground drainage system, for approval.

The proposed network must make provision for a pressurized water connection for each individual erf and must be designed by a professional engineer approved by the local government. All materials to be used in the proposed water network must be approved by the local government.

1.6 Disposal of existing title conditions

All erven shall be subject to the existing conditions of title and servitudes, including mineral rights, with the exception of:

- (a) the following conditions which should not be transferred to the erven (with the exception of Erven 845 and 855) in the township:

Conditions 1, 2 and 3 in Deed of Transfer T95969/1997;

- (b) the following conditions which should not be transferred to the erven (with the exception of Erf 855) in the township:

Conditions A, B and C in Deed of Transfer T51050/1996;

1.7 Removal of refuse

The township owner must at his own cost remove refuse within the township to the satisfaction of the local government, if required by the local government.

1.8 Relocation or replacement of municipal services

If the establishment of the township results in any municipal services to be relocated or replaced the costs of such relocation /replacement must be borne by the township owner.

1.9 Relocation or replacement of power lines

If the establishment of the township results in any Eskom equipment to be relocated or replaced the costs of such relocation /replacement must be borne by the township owner.

1.10 Relocation or replacement of Telkom equipment

If the establishment of the township results in any Telkom equipment to be relocated or replaced the costs of such relocation /replacement must be borne by the township owner.

2. CONDITIONS OF TITLE

The erven are subject to the following conditions imposed by the local government in terms of the provisions of the Town Planning and Townships Ordinance, 1986:

2.1 ALL ERVEN

- (a) The erf is subject to a servitude, 2 metres wide, in favour of the local government, 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 metres wide across the access portion of the erf, if and when required by the local government, provided that the local government 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 metres thereof;
- (c) The local government shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during 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 government.
- (d) The erven are situated on land with soil characteristics that may cause damage to buildings and structures to be erected thereon. Building plans submitted to the Local Government must indicate preventative measures in accordance with the recommendations contained in the engineering geology report which was done for the township, in order to limit damage to buildings or structures due to the unfavourable foundation conditions. This condition will not be applicable if proof can be given by the developer, that such measures are not required.
- (e) In order to limit damage to buildings and structures due to unfavourable soil conditions the foundations and other structure elements thereof must be designed by a competent professional engineer. It is recommended that a specific foundation investigation be done for every individual erf prior to the development thereof.
- (f) All roofing materials to be used in the township is subject to the approval of the Director: Technical Services.
- (g) All fencing to be erected in the township shall be environmentally friendly and is subject to the approval of the Environmental Manager of the local government.
- (h) No dynamite blasting may be done in the township without the consent of the Environmental Manager of the local government.
- (i) The minimum floor area of "Residential 1" dwelling units in the township shall be 210 m² (including outbuildings).

**I N MOKATE
MUNICIPAL MANAGER**

17 March 2004

(Notice No. 28/2004)

PLAASLIKE BESTUURSKENNISGEWING 461**MOGALE CITY PLAASLIKE MUNISIPALITEIT****VERKLARING VAN FEATHERBROOKE ESTATE UITBREIDING 14 TOT
GOEDGEKEURDE DORP**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Mogale City Plaaslike Munisipaliteit hierby die dorp **Featherbrooke Estate Extension 14** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae:

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR FAIROAK INVESTMENT HOLDINGS (PTY) LTD (HIERIN NA VERWYS AS DIE DORPSTIGTER), INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP DIE GEDEELTE 234 VAN DIE PLAAS ROODEKRANS 183 IQ, GAUTENG PROVINSIE, GOEDGEKEUR IS.

1. STIGTINGSVOORWAARDES**1.1 Naam**

Die naam van die dorp is **Featherbrooke Estate Uitbreiding 14**

1.2 Ontwerp

Die dorp bestaan uit erwe en strate soos aangedui op **Algemene Plan Lg No 4757/2002**.

1.3 Stormwaterdreinerings en straatbou

- (a) Die dorpseienaar moet op versoek van die plaaslike regering 'n gedetailleerde skema, volledig met planne, deursnee en spesifikasies, opgestel deur 'n siviele ingenieur wat deur die plaaslike regering goedgekeur is, voorsien vir die daarstelling van 'n ondergrondse waterdreineringsstelsel. Sodanige stelsel moet so ontwerp word sodat dit die afloop van 'n 1:10-jaar reënstorm kan hanteer en moet verder verseker dat die afloop van 'n 1:50-jaar-reënstorm na die naaste gedefinieerde waterafloop gelei kan word sonder om aanliggende eiendomme te oorstrom. Die ontwerp van die dreineringsstelsel moet aspekte soos teermacadamisering, beranding en kanalisering van strate bevat en omskryf, asook die voorsiening van keermure wat deur die plaaslike regering nodig geag mag word.

Die dreineringsstelsel moet, waar nodig, voorsiening maak vir die opvang van stormwater in opvangputte, vanwaar dit weggevoer moet word in waterdigte pype, op so 'n wyse dat water op geen wyse sal opgaan of insypel op of naby die oppervlakte van die grond nie. Die genoemde waterpype moet van 'n duursame materiaal gemaak wees en moet deur die Plaaslike Regering goedgekeur word. Verder moet die skema die roete en helling aandui deur middel waarvan elke erf toegang tot die aangrensende straat verkry.

- (b) Die dorpseienaar moet die goedgekeurde skema op eie koste, namens en tot bevrediging van die plaaslike regering, onder toesig van 'n siviele ingenieur deur die plaaslike regering goedgekeur, uitvoer.

- (c) Die dorpseienaar is verantwoordelik vir die instandhouding van strate tot bevrediging van die plaaslike regering totdat die strate ooreenkomstig subklousule (b) gebou is.
- (d) Die dorpseienaar moet 'n proporsionele bydrae, soos bepaal deur die Direkteur : Tegniese Dienste, maak ten opsigte die opgradering van die toegangspad vanaf Hendrik Potgieterrylaan.
- (e) Indien die dorpseienaar versuim om aan die bepalings van subklousules (a), (b), (c) en (d) hiervan te voldoen, is die plaaslike regering geregtig om die werk op die onkoste van die dorpseienaar te doen.

1.4 Riool

Die aansoekdoener moet op versoek van die plaaslike regering die volgende detail van die voorgestelde dorp se rioolstelsel voorsien: -

- (i) Volledige lengteplanne;
- (ii) lengtesnitte; en
- (iii) spesifikasies van materiale en toerusting wat gebruik gaan word by die aanleg van sodanige rioolstelsel;

Die rioolstelsel moet deur 'n goedgekeurde professionele ingenieur ontwerp word, volgens spesifikasies en standaarde deur die plaaslike regering neergelê tot die bevrediging van die Direkteur : Tegniese Dienste.

Verder is alle materiale wat gebruik word by die aanleg van die rioolstelsel onderworpe aan die goedkeuring en/of wysiging deur die Direkteur : Tegniese Dienste.

1.5 Water

Die dorpseienaar moet op versoek van die plaaslike regering 'n gedetailleerde skema, volledig met planne, lengtesnitte en spesifikasies vir die voorsiening van 'n ondergrondse waternetwerk vir goedkeuring voorlê.

Die waternetwerk moet voorsiening maak vir 'n wateraansluiting onder druk, vir elke erf en moet ontwerp word deur 'n professionele ingenieur wat deur die plaaslike regering goedgekeur is. Alle materiale wat in sodanige netwerk gebruik sal word, moet deur die plaaslike regering goedgekeur word.

1.6 Beskikking oor bestaande Titellovoorwaardes

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, insluitend die reservering van Minerale Regte, met die uitsluiting van:

- (a) die volgende voorwaardes wat nie aan die erwe in die dorp oorgedra moet word nie (met die uitsondering van Erwe 854 en 855):

Voorwaardes 1, 2 en 3 in Titel Akte T95969/1997;

- (b) die volgende voorwaardes wat nie aan die erwe in die dorp oorgedra moet word nie (met die uitsondering van Erf 855):

Voorwaardes A, B en C in Titel Akte T51050/1996;

1.7 Verwydering van rommel

Die dorpseienaar moet op eie koste alle rommel binne die dorp laat verwyder tot bevrediging van die plaaslike regering, soos en wanneer die plaaslike regering dit mag vereis.

1.8 Verskuiwing of vervanging van munisipale dienste

Indien die stigting van die dorp daartoe sou lei dat munisipale dienste verskuif of vervang moet word sal die dorpsregering verantwoordelik wees vir alle kostes daaraan verbonde.

1.9 Verskuiwing of vervanging van Eskom toerusting

Indien die stigting van die dorp daartoe sou lei dat Eskom toerusting verskuif of vervang moet word sal die dorpsregering verantwoordelik wees vir alle kostes daaraan verbonde.

1.10 Verskuiwing of vervanging van Telkom toerusting

Indien die stigting van die dorp daartoe sou lei dat munisipale dienste verskuif of vervang moet word sal die dorpsregering verantwoordelik wees vir alle kostes daaraan verbonde.

2. TITELVOORWAARDES

Die erwe is onderworpe aan die volgende voorwaardes soos neergelê deur die plaaslike regering in terme van die bepalinge van Ordonnansie op Dorpsbeplanning en Dorpe, 1986:

2.1 ALLE ERWE

- (a) Die erf is onderworpe aan 'n serwituut, 2 meter breed, vir riolering en ander munisipale doeleindes, ten gunste van die plaaslike regering langs enige twee grense, uitgesonderd 'n straatgrens en in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes twee meter breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike regering: Met dien verstande dat die plaaslike regering van 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 'n afstand van twee meter daarvan geplant word nie.
- (c) Die plaaslike regering 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 goeëdoelike noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike regering geregtig tot redelike toegang tot die genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike regering enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolpyleidings en ander werke veroorsaak word.
- (d) Die erwe is geleë in 'n gebied met bodemeienskappe wat geboue en strukture nadelig kan beïnvloed en skade tot gevolg kan hê. Bouplanne wat by die Plaaslike Regering ingedien word, moet maatreëls aantoon in ooreenstemming met aanbevelings vervat in die ingenieurs geologiese verslag wat vir die dorp opgestel is, om moontlike skade aan die gebou en struktuur as gevolg van die ongunstige funderings toestande te beperk, tensy bewys gelewer word aan die Plaaslike Regering dat sodanige maatreëls onnodig is.
- (e) Ten einde skade aan geboue en strukture weens nadelige grondtoestande te beperk moet die fundamente en ander struktuur elemente van geboue en strukture deur 'n bevoegde professionele ingenieur ontwerp word. Dit word aanbeveel dat 'n fondasie ondersoek vir elke individuele erf onderneem word voor konstruksie.
- (f) Alle dakbedekkingsmateriaal wat in die dorp gebruik gaan word is onderworpe aan die goedkeuring van die Direkteur: Tegnieese Dienste.

- (g) All omheinings wat in/om die dorp opgerig word moet omgewingsvriendelik wees en deur die Omgewingsbestuurder van die raad goedgekeur word.
- (h) Geen dinamiet skietwerk mag binne die dorp gedoen word sonder die goedkeuring van die Omgewingsbestuurder van die raad nie.
- (i) Die minimum vloer oppervlakte van erwe wat "Residensieel 1" wooneenhede sal 210 m² (buitegeboue ingesluit) wees.

**I N MOKATE
MUNISIPALE BESTUURDER**

17 Maart 2004
(Kennisgewing No. 28/2004)

LOCAL AUTHORITY NOTICE 462

MOGALE CITY LOCAL MUNICIPALITY

KRUGERSDORP AMENDMENT SCHEME 914

It is hereby notified in terms of the provisions of section 125(1) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the Mogale City Local Municipality has approved an amendment scheme with regard to the land in the township **Featherbrooke Estate Extension 14** being an amendment of the Krugersdorp Town Planning Scheme, 1980.

The Map 3 documents and the scheme clauses of the amendment scheme are filed with the Municipal Manager of the Mogale City Local Municipality and the Director General: Gauteng Provincial Government, Department of Development Planning and Local Government, Corner House, Marshalltown, and are open for inspection during normal office hours.

This amendment scheme is known as **Krugersdorp Amendment Scheme 914**.

**I N MOKATE
MUNICIPAL MANAGER**

17 March 2004
(Notice No. 29/2004)

PLAASLIKE BESTUURSKENNISGEWING 462

MOGALE CITY PLAASLIKE MUNISIPALITEIT

KRUGERSDORP WYSIGINGSKEMA 914

Hierby word ingevolge die bepalings van artikel 125(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), bekend gemaak dat die Mogale City Plaaslike Munisipaliteit 'n wysigingskema met betrekking tot die grond in die dorp **Featherbrooke Estate Uitbreiding 14** synde 'n wysiging van die Krugersdorp Dorpsbeplanningskema, 1980, goedgekeur het.

Die Kaart 3 dokumentasie en die skemaklousules van hierdie wysigingskema word deur die Munisipale Bestuurder van die Mogale City Plaaslike Munisipaliteit en die Direkteur-generaal : Gauteng Provinsiale Regering, Departement Ontwikkelingsbeplanning en Plaaslike Regering, Corner House, Marshalltown, gehou en is gedurende gewone kantoorure ter insae.

Hierdie wysigingskema staan bekend as **Krugersdorp Wysigingskema 914**

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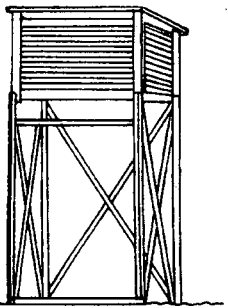
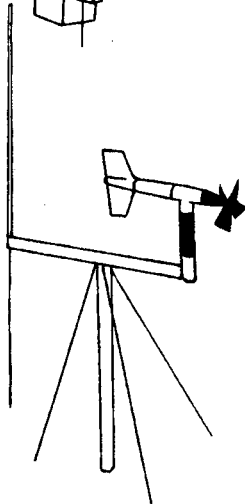
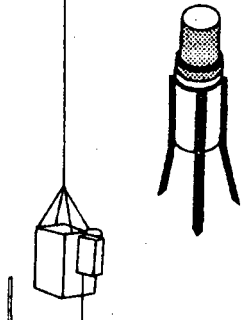
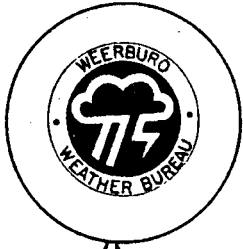
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