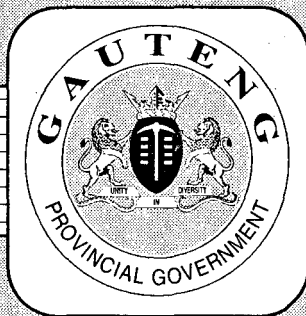


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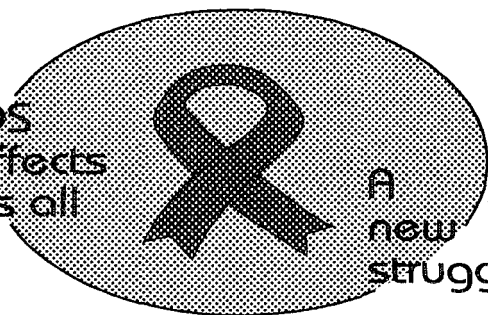
Vol. 10

PRETORIA, 30 NOVEMBER 2004

No. 542

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CONTENTS • INHOUD

No.

Page
No. Gazette
 No.

LOCAL AUTHORITY NOTICES

2744	Town-planning and Townships Ordinance (15/1986): Declaration as an approved township: Ruitershof Extension 12 .	3	542
2745	do.: Randburg Amendment Scheme 700N	9	542

LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2744

DECLARATION AS APPROVED TOWNSHIP

In terms of section 69 of the Town-planning and Townships Ordinance, 1965 (Ordinance 25 of 1965), the Administrator hereby declares Ruiterhof Extension 12 township, to be an approved township, subject to the conditions set out in the Schedule hereto.

GO 15/3/2/132/56

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY TRIVENC PROPERTY DEVELOPMENTS (PTY) LTD UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 108 (A PORTION OF PORTION 79) OF THE FARM KLIPFONTEIN NO. 203-I.Q., PROVINCE OF GAUTENG, HAS BEEN GRANTED

2. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Ruiterhof Extension 12.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 982/2000.

(3) STORMWATER DRAINAGE AND STREET CONSTRUCTION

- (a) The township owner shall on request by the local authority submit to such authority for its approval a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer approved by the local authority, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, tarmacadamising, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the local authority.

Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

- (b) The township owner shall, when required by the local authority to do so, carry out the approved scheme at its own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.
- (c) The township owner shall be responsible for the maintenance of the streets to the satisfaction of the local authority until the streets have been constructed as set out in subclause (b).
- (d) If the township owner fails to comply with the provisions of paragraphs (a), (b) and (c) hereof the local authority shall be entitled to do the work at the cost of the township owner.

(4) DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals, but excluding-

- (a) the following servitude which affects Erven 169, 170 and a street in the township only:

“SUBJECT to a right of way six comma three nought (6,30) metres wide along the line marked AC on Diagram No. A926/27, in favour of the remaining extent of the said Lot “A”, measuring seventy seven comma four seven five (77,475) hectares”.

- (b) the following rights which shall not be passed on to the erven in the township:

- (i) “ENTITLED to a right of way six comma three nought (6,30) metres wide over portion 107 aforesaid, along the line marked AC on Diagram S.G. No. A926/27, relating to Deed of Transfer No. 5445/1927.”

- (ii) “ENTITLED to a servitude of right of way six comma three nought (6,30) metres wide over portions “b” and “c” along the lines AC and AE as indicated on Diagrams No’s A2095/38 and 2096/38, respectively and held under Deed of Transfer No. 13337/1938.”

(5) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at its own expense 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 required by the local authority to do so.

3. CONDITIONS OF TITLE

The erven shall be subject to the following conditions imposed by the Administrator in terms of the provisions of the Town-planning and Townships Ordinance, 1965.

- (1) The erf is subject to a servitude, 2 m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2 m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.
- (2) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2 m thereof.
- (3) 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 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 local authority.

PLAASLIKE BESTUURSKENNISGEWING 2744**VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge artikel 69 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965 (Ordonnansie 25 van 1965), verklaar die Administrateur hierby die dorp Ruitershof Uitbreiding 12 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

GO 15/3/2/132/56

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR TRIVENC PROPERTY DEVELOPMENTS (PTY) LTD INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 108 ('N GEDEELTE VAN GEDEELTE 79) VAN DIE PLAAS KLIPFONTEIN NO. 203-I.Q., PROVINSIE GAUTENG, TOEGESTAAN IS

1. STIGTINGSVOORWAARDES**(1) NAAM**

Die naam van die dorp is Ruitershof Uitbreiding 12.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. No. 982/2000.

(3) STORMWATERDREINERING EN STRAATBOU

- (a) Die dorpseienaar moet op versoek van die plaaslike bestuur aan sodanige bestuur 'n gedetailleerde skema, volledig met planne, deursneë en spesifikasies, opgestel deur 'n siviele ingenieur wat deur die plaaslike bestuur goedgekeur is, vir die opgaar en afvoer van stormwater deur die hele dorp deur middel van behoorlike aangelegde werke en vir die aanlê, teermacadamisering, beranding en kanalisering van die strate daarin, tesame met die verskaffing van sodanige keermure as wat die plaaslike bestuur nodig ag, vir goedkeuring voorlê.

Verder moet die skema die roete en helling aandui deur middel waarvan elke erf toegang tot die aangrensende straat verkry.

- (b) Die dorpseienaar moet, wanneer die plaaslike bestuur dit vereis, die goedgekeurde skema op eie koste namens en tot bevrediging van die plaaslike bestuur, onder toesig van 'n siviele ingenieur deur die plaaslike bestuur goedgekeur, uitvoer.
- (c) Die dorpseienaar is verantwoordelik vir die instandhouding van die strate tot bevrediging van die plaaslike bestuur totdat die strate ooreenkomstig subklousule (b) gebou is.
- (d) Indien die dorpseienaar versuim om aan die bepalings van paragrawe (a), (b) en (c) hiervan te voldoen, is die plaaslike bestuur geregtig om die werk op koste van die dorpseienaar te doen.

(4) BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en serwitute, as daar is, met inbegrip van die voorbehoud van die regte op minerale, maar uitgesonderd -

- (a) die volgende serwituut wat slegs Erwe 169, 170 en 'n straat in die dorp raak:

“SUBJECT to a right of way six comma three nought (6,30) metres wide along the line marked AC on Diagram No. A926/27, in favour of the remaining extent of the said Lot “A”, measuring seventy seven comma four seven five (77,475) hectares”.

- (b) die volgende regte wat nie aan die erwe in die dorp oorgedra moet word nie:
 - (i) “ENTITLED to a right of way six comma three nought (6,30) metres wide over portion 107 aforesaid, along the line marked AC on Diagram S.G. No. A926/27, relating to Deed of Transfer No. 5445/1927.”
 - (ii) “ENTITLED to a servitude of right of way six comma three nought (6,30) metres wide over portions “b” and “c” along the lines AC and AE as indicated on Diagrams No’s A2095/38 and 2096/38, respectively and held under Deed of Transfer No. 13337/1938.”

(5) SLOPING VAN GEBOUE EN STRUKTURE

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

3. TITELVOORWAARDES

Die erwe hieronder genoem is onderworpe aan die voorwaardes soos aangedui, opgelê deur die Administrateur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965.

- (1) Die erf is onderworpe aan 'n serwituut 2 m breed, vir riolerings- en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (2) 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 2 m daarvan geplant word nie.
- (3) 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 goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike bestuur geregtig 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 verwyderings van sodanige rioolhoofpyleidings en ander werke veroorsaak word.

LOCAL AUTHORITY NOTICE 2745**RANDBURG AMENDMENT SCHEME 700N**

The Administrator hereby, in terms of the provisions of Section 89(1) of the Town-planning and Townships Ordinance, 1965, declares that he approved an amendment scheme, being an amendment of Randburg Town-planning Scheme 1976, comprising the same land as included in the township of Ruiterhof Extension 12.

Map 3 and the scheme clauses of the amendment scheme are filed with the Gauteng Provincial Government, (Department of Development Planning and Local Government), Johannesburg, and the Assistant Director: Development Planning, Transportation and Environment, Johannesburg, Room 8100, 8th Floor, A Block, Metropolitan Centre, Braamfontein and are open for inspection at all reasonable times

The amendment is known as Randburg Amendment Scheme 700N .

DPLG 11/3/14

PLAASLIKE BESTUURSKENNISGEWING 2745**RANDBURG WYSIGINGSKEMA 700N**

Die Administrateur verklaar hierby, ingevolge die bepalings van Artikel 89(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, dat hy 'n wysigingskema, synde 'n wysiging van Randburg Dorpsbeplanningskema 1976, wat uit dieselfde grond as die dorp Ruiterhof Uitbreiding 12 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Gauteng Provinsiale Regering, (Departement van Ontwikkelingsbeplanning en Plaaslike Regering), Johannesburg, en die Assistent Direkteur Ontwikkelingsbeplanning, Vervoer en Omgewing, Johannesburg, Kamer 8100, 8ste Verdieping, A-Blok, Metropolitaanse Sentrum, Braamfontein en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Randburg Wysigingskema 700N.

DPLG 11/3/14

LODGEMENT OF NEW APPLICATIONS

In terms of the Gauteng Liquor Act (Act No. 2 of 2003) all new applications will no longer be lodged at Magistrate Offices, but will be lodged at the following Regional Liquor Licensing Offices as from Friday 3 December 2004:

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NRB Building c/o Delters & Prichardt Streets, Johannesburg
1st Floor, Tel: (011) 225 2301/6/7

TSHWANE

GPG Building c/o Bosman & Pretorius Streets, Pretoria
Block A, Ground Floor. Tel: (012) 401 0680

EKURHULENI

Golden Heights Building, 2nd Floor, Victoria & Park Streets
Germiston, Tel: (011) 842 7450

SEDIBENG

36 Merrimen Avenue, 3rd Floor, Vereeniging
Tel: (016) 455 2652

WEST RAND

C/o Park & 6th Streets, West Rand District Municipality
Randfontein, Tel: (011) 693 2766

METSWEDING

55 Mark Street, Bronkhorstspuit
Tel: (013) 932 1599

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Mrs H. Wolmarans Tel.: (012) 334-4591

Fax number: (012) 323-8805

E-mail address: awvanzyl@print.pwv.gov.za

Contact persons for subscribers:

Mrs S. M. Milanzi Tel.: (012) 334-4734
Mrs J. Wehmeyer Tel.: (012) 334-4753
Fax.: (012) 323-9574

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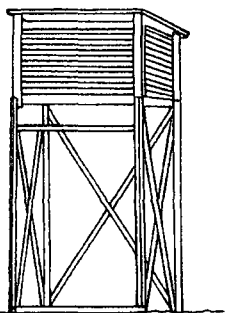
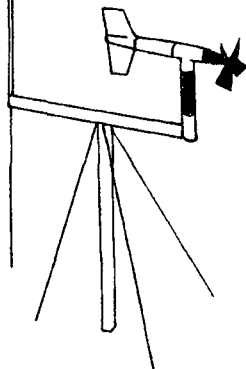
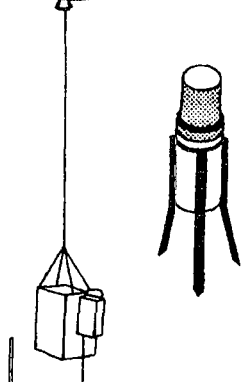
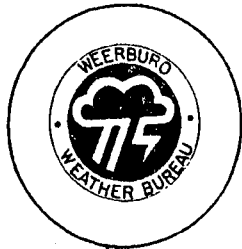
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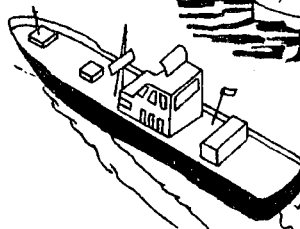
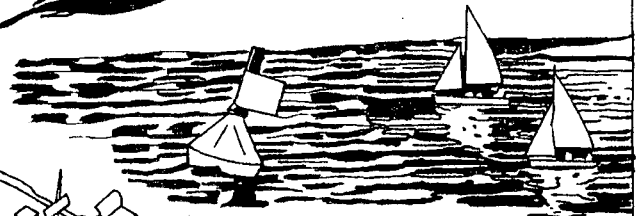
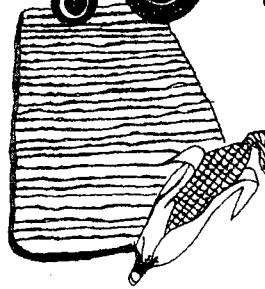
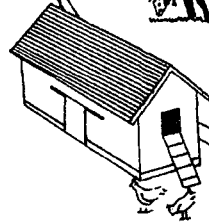
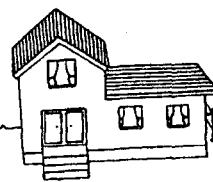
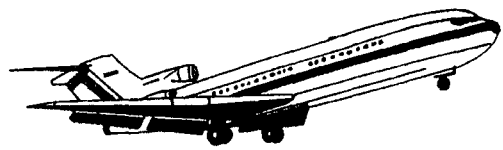
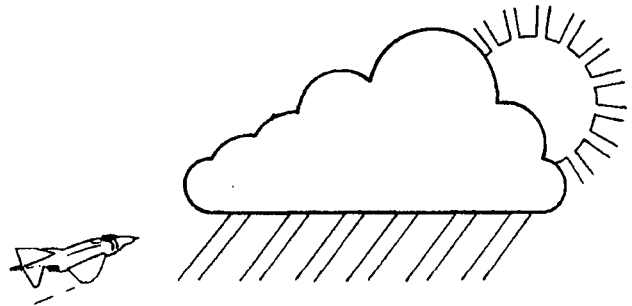
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