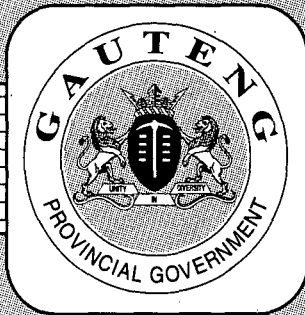


**THE PROVINCE OF  
GAUTENG**



**DIE PROVINSIE  
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# Provincial Gazette Extraordinary Buitengewone Provinsiale Koerant

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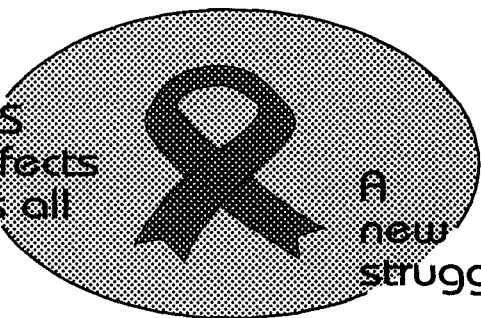
Vol. 11

PRETORIA, 21 JANUARY 2005  
JANUARIE 2005

No. 20

**We all have the power to prevent AIDS**

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new  
struggle

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## LOCAL AUTHORITY NOTICES

### PLAASLIKE BESTUURSKENNISGEWING 83

#### PLAASLIKE BESTUURSKENNISGEWING 046 VAN 2005

#### JOHANNESBURG STAD, METROPOLITAANSE MUNISIPALITEIT

#### (GEWESE WESTELIKE METROPOLITAANSE PLAASLIKE RAAD)

#### VERKLARING TOT 'N GOEDGEKEURDE DORP

Ingevolge Artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Johannesburg Stad, (vroëer Westelike Metropolitaanse Plaaslike Raad) hierby Ruimsig Uitbreiding 15 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

#### BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR SUNDOWNERS PROJECTS CC REGISTRATION NUMBER CK 2000/010616/23 (HIERNA DIE AANSOEKDOENER GENOEM) INGEVOLGE DIE BEPALINGS VAN ARTIKEL 98(1) VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 255 VAN DIE PLAAS RUIMSIG 265, REGISTRASIE AFDELING I.Q., PROVINSIE VAN GAUTENG, TOEGESTAAN IS.

#### 1. Stigtingsvoorwaardes

##### 1.1 Naam

Die naam van die dorp is Ruimsig Uitbreiding 15.

##### 1.2 Ontwerp

Die dorp bestaan uit erwe soos aangedui op Algemene Plan L.G. No. 4326/2001.

##### 1.3 Ingenieursdienste

1.3.1 Die dorpseienaar is verantwoordelik vir die installering en voorsiening van interne ingenieursdienste insluitende strate en stormwater dreinerings en 'n bydrae vir eksterne riooldienste betaal; en

1.3.2 die plaaslike bestuur is verantwoordelik vir die installering en voorsiening van eksterne ingenieursdienste.

Die dorpseienaar sal, wanneer hy van voorneme is om die dorp van ingenieurs- en noodsaaklike dienste te voorsien:

1.3.3 elke ingenieursdiens wat vir die dorp voorsien moet word, ingevolge artikel 116 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) by ooreenkoms met die plaaslike bestuur klassifiseer as interne en eksterne ingenieursdienste; en

1.3.4 alle interne ingenieursdienste en noodsaaklike dienste installeer en voorsien tot bevrediging van die plaaslike bestuur en vir hierdie doel moet die verslae, planne en spesifikasies soos vereis deur die plaaslike owerheid ingedien word.

##### 1.4 Begiftiging

Die dorpseienaar moet kragtens die bepalings van artikel 98(2) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 aan die plaaslike bestuur as begiftiging 'n globale

bedrag vir parke (publieke oop ruimte) betaal. Hierdie bydra is betaalbaar soos bepaal deur die plaaslike bestuur, in terme van artikel 82 van die genoemde Ordonnansie.

### 1.5 Beskikking oor bestaande titel voorwaardes

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

- 1.5.1 die volgende voorwaarde wat nie aan die erwe in die dorp oorgedra moet word nie:

Titel Akte T 38159/97

- "A Gedeelte 8 ('n gedeelte van Gedeelte 5) van die plaas ROODEKRANS 183, Registrasie Afdeling I.Q., Transvaal, (waarvan die eindom hiermee getranspoteer 'n deel uitmaak) is onderhewig aan die volgende voorwaarde:

"The owner of the land hereby transferred is specially entitled to a right of way by the existing road over Portion "C" of the said farm in extent 386,0918 hectares as transferred to JOHANNES JACOBUS RABIE VAN DER LINDE by extent of a portion of the said farm, measuring as such 8,5596 hectares and held by ERASMUS ALBERTUS LABUSCHAGNE, JOHANNES STEPHANUS MARAIS and JOHANNES JACOBUS RABIE VAN DER LINDE under Deeds of Transfer No. 1590/1908 dated the 23<sup>rd</sup> June 1908 and No. 2205/1906 dated the 17<sup>th</sup> March 1906 respectively and which road is shown on the diagram annexed to the said right Partition Title No. 4636/1911; the said right of way not too interfere with the right of the owner of the servient tenement to fence in his land provided gates are placed on the said road; Subject to a right of way by the existing road as shown on the diagram annexed to the said Partition Title No. 4636/1911 in favour of the owner of Portion "A" of the said farm, in extent 386,0918 hectares transferred to ERASMUS ALBERTUS LABUSCHAGNE by Partition Title No. 4635/1911, from his homestead to the aforesaid remaining extent measuring as such 6,5596 hectares as more fully described in the said Partition Title."

Titel Akte T 93957/94

- "A. Portion 8 (a portion of Portion 5) of the farm ROODEKRANS 183, Registration Division I.Q. Transvaal, (whereof the property hereby transferred forms a portion) is subject to the following conditions:

"The owner of the land hereby transferred is specially entitled to a right of way by the existing road over Portion "C" of the said farm in extent 386,0918 hectares as transferred to JOHANNES JACOBUS RABIE VAN DER LINDE by Partition Title No. 4637/1911 to the remaining extent of a portion of the said farm, measuring as such 8,5596 hectares and held by ERASMUS ALBERTUS LABUSCHAGNE, JOHANNES STEPHANUS MARAIS and JOHANNES JACOBUS RABIE VAN DER LINDE under Deeds of Transfer No. 1590/1908 dated the 23<sup>rd</sup> June 1908 and No. 2205/1906 dated the 17<sup>th</sup> March 1906 respectively and which road is shown on the diagram annexed to the said right Partition Title No. 4636/1911; the said right of way not to interfere with the right of the owner of the servient tenement to fence in his land provided gates are placed on the said road; Subject to a right of way by the existing road as shown on the diagram annexed to the said Partition Title No. 4636/1911 in favour of the owner of Portion "A" of the said farm, in extent 386,0918 hectares transferred to ERASMUS ALBERTUS LABUSCHAGNE by Partition Title No. 4635/1911, from his homestead to the aforesaid remaining extent measuring as such 6,5596 hectares as more fully described in the said Partition Title."

- 1.5.2 Die volgende voorwaarde in Titel Akte T 38159/97 wat slegs erwe 78 en 79 in die dorp raak:
- 23(a) "Onderhewig aan 'n serwituut van 'n perderylaan aangetoon deur die figuur ABCDHJKLA op kaart SG Nr. A2844/1985 aangeheg by Titelakte Nr T73823/89, ten gunste van die GROOTSTADSRAAD VAN ROODEPOORT.
- (b) Sodanige serwituut sal deur die geregistreerde eienaar van die gedeelte omhein en onderhou word tot die bevrediging van die plaaslike owerheid."
- 1.5.3 Die volgende voorwaardes in Title Akte T 93957/94 wat slegs erf 79 in die dorp raak:
- 23(a) "Onderhewig aan 'n serwituut van 'n perderylaan 7 meter wyd aangetoon deur die figuur BCDEFJKLMNPB op kaart SG Nr. A2845/1984 aangeheg by Titelakte Nr T75579/89, ten gunste van die GROOTSTADSRAAD VAN ROODEPOORT.
- (b) Sodanige serwituut sal deur die geregistreerde eienaar van die gedeelte omhein en onderhou word tot die bevrediging van die plaaslike owerheid."  
Titel Akte T 074983/2004:

#### **1.6 Toegang**

Geen ingang van Pad P126-1 (Hendrik Potgieterweg) tot die dorp en geen uitgang tot Pad P126-1 (Hendrik Potgieterweg) uit die dorp sal toegelaat word nie.

#### **1.7 Ontvangs en versorging van stormwater**

Die dorpseienaar moet die stormwaterdreinerings van die dorp so reël dat dit inpas by die van Pad P126-1 (Hendrik Potgieterweg) en moet die stormwater wat van die pad afloop of afgelei word, ontvang en versorg.

#### **1.8 Oprigting van heining of ander fisiese versperring**

Die dorpseienaar moet op eie koste 'n heining of ander fisiese versperring oprig tot bevrediging van die Gauteng Provinsiale Regering: Departement van Vervoer en Publieke Werke soos en wanneer deur hom verlang word om dit te doen, en die versperring in 'n goeie toestand hou tot tyd en wyl hierdie verantwoordelikheid deur die plaaslike bestuur oorgeneem word: met dien verstande dat die dorpseienaar se verantwoordelikheid vir die instandhouding van die strate in die dorp oorgeneem word

#### **1.9 Sloping van geboue en structure**

Die dorpseienaar moet op eie koste all bestaande geboue en structure wat binne boulynreserwes, kant ruimtes en oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

#### **1.10 Verwydering van rommel**

Die dorpseienaar moet op eie koste all rommel binne die dorpsgebied laat verwyder tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

#### **1.11 Verskuiwing of vervanging van munisipale dienste**

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale dienste te verskuif of te vervang moet die koste daarvan deur die dorpseienaar gedra word.

**2. TITELVOORWAARDES****2.1 Voorwaardes opgelê deur die Plaaslike Bestuur kragtens die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986)**

**Alle erwe is onderworpe aan die voorwaardes soos aangedui :**

- 2.1.1 Die erwe is onderworpe aan 'n serwituut 2 meter breed vir riolerings- en ander munisipale doeleindes en 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 meter breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur : Met dien verstande dat die plaaslike bestuur van sodanige serwituut mag afsien.
- 2.1.2 Geen geboue of ander strukture mag binne die voorgenoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 (two) meter daarvan geplant word nie.
- 2.1.3 Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke wat hy volgens goeë dunnke noodsaaklik ag, tydelik te plaas op die grond wat aan die voorgenoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voorgenoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige rioolhoofpypleidings en ander werke veroorsaak word.
- 2.1.4 Erf 79

Die erf is onderworpe aan 'n riool serwituut ten gunste van die plaaslike bestuur soos op die algemene plan aangedui.

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**LOCAL AUTHORITY NOTICE 83**

**LOCAL AUTHORITY NOTICE 046 OF 2005**

**CITY OF JOHANNESBURG, METROPOLITAN MUNICIPALITY**

**(FORMER WESTERN METROPOLITAN LOCAL COUNCIL)**

**DECLARATION AS APPROVED TOWNSHIP**

**In terms of Section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) the City of Johannesburg, (Former Western Metropolitan Local Council) hereby declares Ruimsig Extension 15 Township to be an approved township subject to the conditions set out in the schedule hereto.**

**ANNEXURE**

**STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY SUNDOWNERS PROJECTS CC REGISTRATION NUMBER CK 2000/010616/23 (HEREIN AFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF SECTION 98(1) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 255 OF THE FARM RUIMSIG NO. 265, REGISTRATION DIVISION I.Q., PROVINCE OF GAUTENG HAS BEEN GRANTED.**

**1 Conditions of establishment**

**1.1 Name**

The name of the township shall be Ruimsig Extension 15.

**1.2 Design**

The township shall consist of erven and streets as indicated on General Plan S.G. No.4326/2001.

**1.3 Engineering services**

1.3.1 The township owner shall be responsible for the installation and provision of internal engineering services including streets and stormwater drainage and a contribution towards bulk sewerage services; and

1.3.2 the local authority concerned shall be responsible for the installation and provision of external engineering services.

The township owner shall when he intends to provide the township with engineering and essential services:

1.3.3 by agreement with the local authority classify every engineering service to be provided for the township in terms of section 116 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) as an internal or external engineering service and in accordance with the guidelines; and

1.3.4 install or provide all internal and essential services to the satisfaction of the local authority and for this purpose shall lodge reports, diagrams and specifications as the local authority may require.

**1.4 Endowment**

The township owner shall in terms of section 98(2) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) read with regulation 43 of the Town planning and Townships Regulations, 1986, pay the local authority a lump sum endowment for the provision of land for park (public open space). Such endowment shall be payable as determined by the local authority, in terms of section 81 of the said Ordinance.

**1.5 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:

1.5.1 the following conditions which do not affect the township area:

Title Deed T 38159/97

"A Gedeelte 8 ('n gedeelte van Gedeelte 5) van die plaas ROODEKRANS 183, Registrasie Afdeling I.Q., Transvaal, (waarvan die eindom hiermee getranspoteer 'n deel uitmaak) is onderhewig aan die volgende voorwaarde:

"The owner of the land hereby transferred is specially entitled to a right of way by the existing road over Portion "C" of the said farm in extent 386,0918 hectares as transferred to JOHANNES JACOBUS RABIE VAN DER LINDE by extent of a portion of the said farm, measuring as such 8,5596 hectares and held by ERASMUS ALBERTUS LABUSCHAGNE, JOHANNES STEPHANUS MARAIS and JOHANNES JACOBUS RABIE VAN DER LINDE under Deeds of Transfer No. 1590/1908 dated the 23<sup>rd</sup> June 1908 and No. 2205/1906 dated the 17<sup>th</sup> March 1906 respectively and which road is shown on the diagram annexed to the said

right Partition Title No. 4636/1911; the said right of way not to interfere with the right of the owner of the servient tenement to fence in his land provided gates are placed on the said road; Subject to a right of way by the existing road as shown on the diagram annexed to the said Partition Title No. 4636/1911 in favour of the owner of Portion "A" of the said farm, in extent 386,0918 hectares transferred to ERASMUS ALBERTUS LABUSCHAGNE by Partition Title No. 4635/1911, from his homestead to the aforesaid remaining extent measuring as such 6,5596 hectares as more fully described in the said Partition Title."

Title Deed T 93957/94

"A. Portion 8 (a portion of Portion 5) of the farm ROODEKRANS 183, Registration Division I.Q. Transvaal, (whereof the property hereby transferred forms a portion) is subject to the following conditions:

"The owner of the land hereby transferred is specially entitled to a right of way by the existing road over Portion "C" of the said farm in extent 386,0918 hectares as transferred to JOHANNES JACOBUS RABIE VAN DER LINDE by Partition Title No. 4637/1911 to the remaining extent of a portion of the said farm, measuring as such 8,5596 hectares and held by ERASMUS ALBERTUS LABUSCHAGNE, JOHANNES STEPHANUS MARAIS and JOHANNES JACOBUS RABIE VAN DER LINDE under Deeds of Transfer No. 1590/1908 dated the 23<sup>rd</sup> June 1908 and No. 2205/1906 dated the 17<sup>th</sup> March 1906 respectively and which road is shown on the diagram annexed to the said right Partition Title No. 4636/1911; the said right of way not to interfere with the right of the owner of the servient tenement to fence in his land provided gates are placed on the said road; Subject to a right of way by the existing road as shown on the diagram annexed to the said Partition Title No. 4636/1911 in favour of the owner of Portion "A" of the said farm, in extent 386,0918 hectares transferred to ERASMUS ALBERTUS LABUSCHAGNE by Partition Title No. 4635/1911, from his homestead to the aforesaid remaining extent measuring as such 6,5596 hectares as more fully described in the said Partition Title."

1.5.2 The following condition in Deed of Transfer T 38159/97 which condition affects erf 78 and 79 in the township only:

23(a) "Onderhewig aan 'n serwituut van 'n perderylaan aangetoon deur die figuur ABCDHJKLA op kaart SG Nr. A2844/1985 aangeheg by Titelakte Nr T73823/89, ten gunste van die GROOTSTADSRAAD VAN ROODEPOORT.

(c) Sodanige serwituut sal deur die geregistreerde eienaar van die gedeelte omhein en onderhou word tot die bevrediging van die plaaslike owerheid."

1.5.3 The following condition in Deed of Transfer T 93957/94 which condition affects erf 79 in the township only:

23(a) "Onderhewig aan 'n serwituut van 'n perderylaan 7 meter wyd aangetoon deur die figuur BCDEFJKLMNPB op kaart SG Nr. A2845/1984 aangeheg by Titelakte Nr.T75579/89, ten gunste van die GROOTSTADSRAAD VAN ROODEPOORT.

(b) Sodanige serwituut sal deur die geregistreerde eienaar van die gedeelte omhein en onderhou word tot die bevrediging van die plaaslike owerheid."

## 1.6 Access

No ingress from Road P126-1 (Hendrik Potgieter Road) to the township and no egress to Road P126-1 (Hendrik Potgieter Road) from the township shall be allowed.

## 1.7 Acceptance and disposal of storm-water



The township owner shall arrange for the drainage of the township to fit in with that of Road P126-1 (Hendrik Potgieter Road) and for all storm-water running off or being diverted from the road to be received or disposed of.

#### **1.8 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 Gauteng Provincial Government: Department of Transport and Public 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 local authority: Provided that the township owner responsibility for the maintenance thereof shall cease when the local authority takes over responsibility for the maintenance of the street in the township.

#### **1.9 Demolition of buildings and structures**

The township owner shall at his 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.

#### **1.10 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 local authority when required by the local authority to do so.

#### **1.11 Removal or replacement of municipal services**

If, by reason of 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.

## **2 Conditions of title**

### **2.1 Conditions imposed by the local authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986)**

All erven shall be subject to the conditions as indicated:

- 2.1.1 The erven are subject to a servitude, 2 metres 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 metres 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.
- 2.1.2 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 (two) metres thereof.
- 2.1.3 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 work as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or

removal of such sewerage mains and other works being made good by the local authority.

2.1.4 Erf 79

The erf is subject to a sewer servitude in favour of the local authority, as indicated on the general plan.

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**LOCAL AUTHORITY NOTICE 84**

**LOCAL AUTHORITY NOTICE 046 OF 2005**

**ROODEPOORT TOWN PLANNING SCHEME, 1987: AMENDMENT SCHEME 05-0259**

The City of Johannesburg, (former Western Metropolitan Local Council), hereby declares that it has approved an amendment scheme, being an amendment of the Roodepoort Town Planning Scheme, 1987, comprising the same land as included in the township of Ruimsig Extension 15, in terms of the provisions of Section 125 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

Map 3 and scheme clauses of the amendment scheme are filed with the Deputy Director-General, Gauteng Provincial Government: Department Housing and Local Government, Marshalltown and the Assistant Director: Development Planning, Transportation and Environment, Johannesburg, Room 8100, 8<sup>th</sup> Floor, A-Block, Metropolitan Centre, Braamfontein and are open for inspection at all reasonable times.

The date this scheme will come into operation is 20 January 2005.

This amendment is known as the Roodepoort Amendment Scheme 05-0259.

**A NAIR: EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING, TRANSPORTATION AND ENVIRONMENT; CITY OF JOHANNESBURG**

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**PLAASLIKE BESTUURSKENNISGEWING 84**

**PLAASLIKE BESTUURSKENNISGEWING 046 VAN 2005**

**ROODEPOORT DORPSBEPLANNINGSKEMA, 1987: WYSIGINGSKEMA 05-0259**

Johannesburg Stad, (vroëer Westelike Metropolitaanse Plaalike Raad), verklaar hierby ingevolge die bepalings van Artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) dat hy 'n wysigingskema synde 'n wysiging van die Roodepoort Dorpsbeplanningskema, 1987, wat uit die selfde grond as die dorp Ruimsig Uitbreiding 15 bestaan, goedgekeur het.

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

Die datum van die inwerkingtreding van die skema is 20 January 2005.

Hierdie wysiging staan bekend as die Roodepoort Wysigingskema 05-0259.

**A NAIR: UITVOERENDE DIREKTEUR: ONTWIKKELINGS BEPLANNING, VERVOER EN OMGEWING STAD VAN JOHANNESBURG**

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**HENNIE MALAN**

Director: Financial Management  
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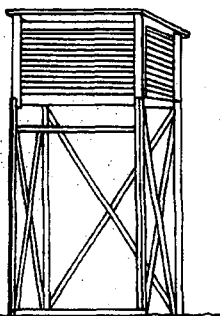
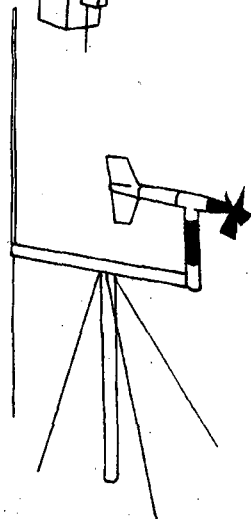
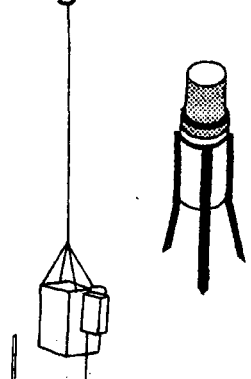
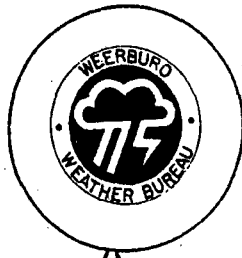
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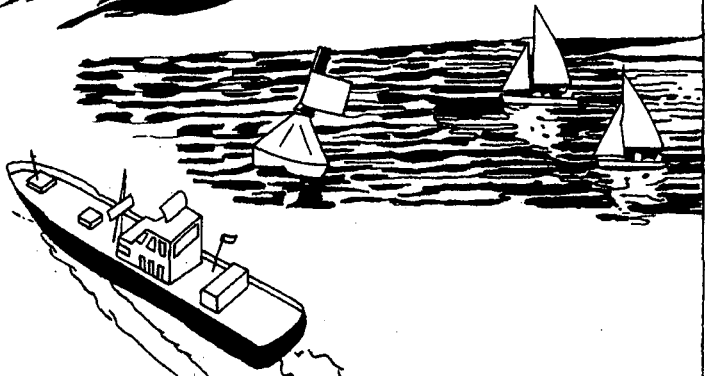
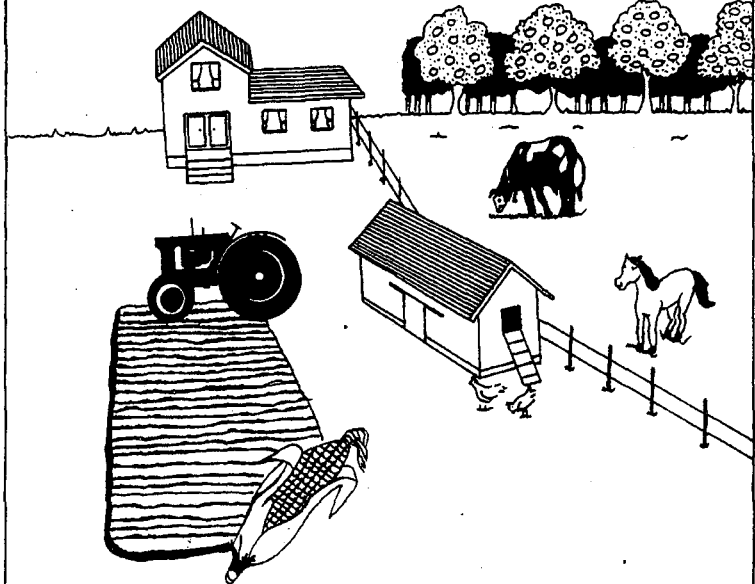
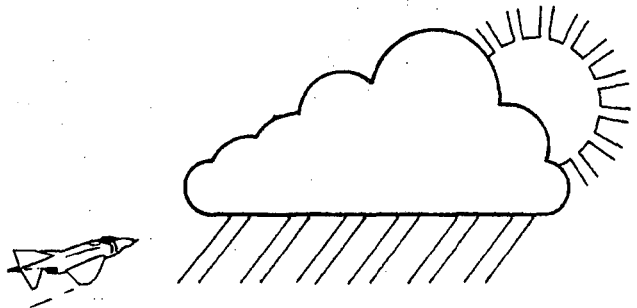
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