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Vol. 11 PRETORIA, 25 JULY / JULIE 2005 **No. 310**

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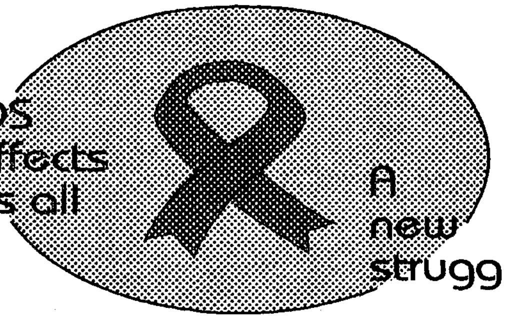

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THE GOVERNMENT PRINTING WORKS

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NB: The Publications Division of the Government Printing Works will be relocating to its new premises within the:

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with effect from **3 May 2005.**

For enquiries and information:

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Cell: 083 640 6121

LOCAL AUTHORITY NOTICES

PLAASLIKE BESTUURSKENNISGEWING 1748

PLAASLIKE BESTUURSKENNISGEWING 698 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, (vroeër Westelike Metropolitaanse Plaaslike Raad) hierby Ruimsig Uitbreiding 65 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande bylae.

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR BITFLOW INVESTMENTS 295 (EDMS) BPK (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 263 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 **65.**

1.2 Ontwerp

Die dorp bestaan uit erwe soos aangedui op Algemene Plan L.G. No. 8410/2004.

1.3 Ingenieursdienste

1.3.1 Die dorpseienaar is verantwoordelik vir die installering en voorsiening van interne ingenieursdienste insluitende strate en stormwater dreinering 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 157176/2004

"B. DAARDE gedeelte van die eiendom hieronder gehou, aangedui deur die figure P J K L', Mld Crocodile river, M'N O P op die Kaart S.G. Nr. A 212/84 is onderhewig aan die volgende voorwaardes:-

1. The owner of the land hereby transferred is specially entitles 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 LINE bu Partition Title No. 4637/1911 to the remaining extent of a portion of the said farm, measuring as such 8,5505 hectares and held by ERASMUS ALBERTUS LABUSCHAGNE, JOHANNES STEPHANUS MARAIS and JOHANNES JACOBUS RABIE VAN DER LINDE, under Deed of Transfer No. 1905 respectively and which road is shown on the diagram annexed to the said Partition Title No. 4636/1911; the said right of way not to interferes 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. 1636/1911 in favour of the owner of portion "A" of the said farm, in extent 386, 1018 hectares transferred to ERASMUS ALBERTUS LABUSCHAGNE by Partition Title No. 4635/1911, from his homestead to the aforesaid remaining extent, measuring as such 8,5596 hectares as more fully described in the said Partition Title.

1.5.2 die serwituut aangedui op S.G. Diagram No. 8489/2004 wat slegs Erf 377 in die dorp raak.

1.6 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.

1.7 Verwydering van rommel

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

1.8 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.

1.9 Verskuiwing van kraglyne

Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande m kraglyne van ESKOM of Telkom te verskuif, moet die koste daarvan deur die dorpseienaar gedra word.

1.10 Beperking op die vervreemding van erf 376 en 377

Erwe 376 en 377 mag slegs aan die huiseienaarsverening van die dorp oorgedra word en die huiseienaarsvereniging sal volle verantwoordelikheid neem vir die funksionering en onderhoud van die genoemde erf en vir die noodsaaklike dienste op die erf.

1.11 Samestelling en pligte van die Huiseienaars Assosiasie

1.11.1 Die applikant sal 'n Huiseienaars Assosiasie, oordentelik en wettig saamstel tot bevrediging van die plaaslike bestuur, voor of gelyktydig met die verkoop van die eerste erf in die dorp.

1.11.2 Erwe 376 en 377 (Toegang) moet in die naam van die Huiseienaars Assosiasie geregistreer word.

1.11.3 Een en elk eienaar van erwe 359 - 375 moet lid word van die Huiseienaars Assosasie op oordrag van die erwe. Die Huiseienaars Assosiasie het volle verantwoordelikheid vir Erwe 376 en 377 vir die essensiele dienste (uitgesluit dienste wat deur die plaaslike bestuur oorgeneem word) wat binne die erf lê.

1.11.4 Die Huiseienaars Assosiasie sal volle wetlike mag hê om van een en elke lid die koste te verhaal wat nodig is om sy werk te verrig en sal wetlike regte hê om sodanige kostes van enige lid te verhaal indien die lid nie sy verantwoordelikhede nakom nie.

1.11.5 Die plaaslike bestuur kan nie verantwoordelik gehou word indien die oppervlakte van die toegangs erf onklaar raak nie en/of enige ander dienste, met die uitsondering van dienste wat deur die Raad oorgeneem is.

1.11.6 A serwituut vir munisipale dienste moet oor erwe 376 en 377, ten gunste van, en tot bevrediging van die plaaslike bestuur, geregistreer word.

1.11.7 Toegang van erwe 359 - 375 na 'n publieke straat moet oor Erwe 376 en 377 geskied.

1.11.8 Die plaaslike bestuur moet ten alle tye tot onbepertke toegang oor Erwe 376 en 377 beskik.

1.11.9 Erwe 376 en 377 kan nie verkoop word aan enige persoon behalwe die Huiseienaars Assosiasie nie en die erf mag nie gehersoneer word tensy die toestemming van die plaaslike bestuur verkry is nie.

1.12 Verantwoordelikheid ten opsigte van dienste en beperking op die vervreemding van erwe.

Die dorpseienaar sal binne sodanige periode as wat die plaaslike bestuur mag bepaal, sy verantwoordelikheid nakom met betrekking tot die voorsiening van water en riooldienste sowel as vir die konstruksie van paaie en stormwater dreinering en die installering daarvan, soos wat daar vooraf tussen die eienaar en die plaaslike bestuur ooreengekom is. Erwe mag nie vervreem of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur gesertifiseer het dat voldoende waarborge/kontant bydraes aan die plaaslike bestuur betaal is in verband met die voorsiening van dienste aan die dorpseienaar.

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 goeddunke 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 Erwe 376 en 377

Die totale erwe is onderworpe aan 'n serwituut van reg van weg en munisipale dienste ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

2.1.5 Erf 360

Die erwe is onderworpe aan 'n 3m serwituut stormwater doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

2.1.6 Erf 360

Die erf is onderworpe aan 'n serwituut langs die westelike grens vir stormwater doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.

LOCAL AUTHORITY NOTICE 1748

LOCAL AUTHORITY NOTICE 698 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 65 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 BITFLOW INVESTMENTS 295 (PTY) LTD (HEREINAFTER 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 263 OF THE FARM RUIMSIG 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 65.

1.2 Design

The township shall consist of erven and streets as indicated on General Plan S.G. No. 8410/2004.

1.3 Engineering services

1.3.1 The township owner shall be responsible for the installation and provision of engineering services including streets and storm-water drainage and a contribution towards bulk 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 condition which shall not be passed on to the erven in the township:

Title Deed T 157176/2004

"B. DAARDE gedeelte van die eiendom hieronder gehou, aangedui deur die figure P J K L', Mid Crocodile river, M'N O P op die hieraangehegte Kaart S.G. Nr. A 212/84 is onderhewig aan die volgende voorwaardes:-

1. The owner of the land hereby transferred is specially entitles 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 LINE bu Partition Title No. 4637/1911 to the remaining extent of a portion of the said farm, measuring as such 8,5505 hectares and held by ERASMUS ALBERTUS LABUSCHAGNE, JOHANNES STEPHANUS MARAIS and JOHANNES JACOBUS RABIE VAN DER LINDE, under Deed of Transfer No. 1905 respectively and which road is shown on the diagram annexed to the said Partition Title No. 4636/1911; the said

right of way not to interferes 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. 1636/1911 in favour of the owner of portion "A" of the said farm, in extent 386, 1018 hectares transferred to ERASMUS ALBERTUS LABUSCHAGNE by Partition Title No. 4635/1911, from his homestead to the aforesaid remaining extent, measuring as such 8,5596 hectares as more fully described in the said Partition Title.

1.5.2 the servitude indicated on S.G. Diagram No. 8489/2004 which affects Erf 377 in the township only.

1.6 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.

1.7 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.

1.8 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.

1.9 Repositioning of circuits

If, by any reason of the establishment of the township, it should become necessary to reposition any existing circuits of ESKOM or Telkom, the cost thereof shall be borne by the township owner.

1.10 Restriction on the transfer of erven 376 and 377

Erven 376 and 377 shall be transferred only to the Residents Association established in respect of the township, which Association shall have full responsibility for the functioning and proper maintenance of the said erf and the essential services with the said erf.

1.11 Formation and duties of Resident's Association

1.11.1 The applicant shall properly and legally constitute a Resident's association to the satisfaction of the local authority prior to or simultaneous with the sale of the first erf in the township.

1.11.2 Erf 376 and 377(Access) shall be registered in the name of the Resident's Association.

1.11.3 Each and every owner of Erven 359 - 375 shall become a member of the Resident's Association upon transfer of the erf. Such Association shall have full responsibility for Erf 376 and 377 for the essential services (excluding services taken over by the local authority) contained herein.

1.11.4 The Resident's Association shall have full legal power to levy from each and every member the costs incurred in fulfilling its function and shall have legal recourse to recover such fees in the event of a default by any member.

1.11.5 The local authority shall not be liable for the malfunction of the surfacing of the access way and/or any services with the exception of services taken over by the local authority.

1.11.6 A servitude for municipal services shall be registered over Erf 376 and 377 in favour of,

and to the satisfaction of the local authority.

1.11.7 Access from Erven 359 - 375 to a public road shall be across Erf 376 and 377.

1.11.8 The local authority shall have unrestricted access to Erf 376 and 377 at all times.

1.11.9 Erf 376 and 377 cannot be sold to any person except the body corporate and the erven may not be rezoned unless the consent from the local authority has been obtained.

2.12 Obligations with regard to services and restriction regarding the alienation of erven.

The township owner shall within such period as the local authority may determine, fulfil his obligations in respect of the provision of water, electricity and sanitary services as well as the construction of roads and storm water drainage and the installation of systems therefore as previously agreed upon between the township owner and the local authority. Erven shall not be alienated or be transferred into the name of a purchaser prior to the local authority verifying that sufficient guarantees/cash contributions in respect of the supply of services by the township owner have been submitted or paid to the said local authority.

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)

The erven mentioned hereunder 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 an 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 nd 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 376 and 377

The entire erven are subject to a servitude of right of way and municipal purposes in favour of the local authority as indicated on the General Plan.

3.1.4 Erf 360

The erf is subject to a 3m servitude for stormwater purposes in favour of the local authority as indicated on the General Plan.

3.1.5 Erf 360

The erf is subject to a servitude along the western boundary for stormwater purposes in favour of the local authority as indicated on the General Plan.

LOCAL AUTHORITY NOTICE 1749

LOCAL AUTHORITY NOTICE 698 OF 2005

ROODEPOORT TOWN PLANNING SCHEME, 1987: AMENDMENT SCHEME 05-4099

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 65, 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, 8th Floor, A-Block, Metropolitan Centre, Braamfontein and are open for inspection at all reasonable times.

The date this scheme will come into operation is 25 July 2005.

This amendment is known as the Roodepoort Amendment Scheme 05-4099.

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

PLAASLIKE BESTUURSKENNISGEWING 1749

PLAASLIKE BESTUURSKENNISGEWING 698 VAN 2005

ROODEPOORT DORPSBEPLANNINGSKEMA, 1987: WYSIGINGSKEMA 05-4099

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 65 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 25 Julie 2005.

Hierdie wysiging staan bekend as die Roodepoort Wysigingskema 05-4099.

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

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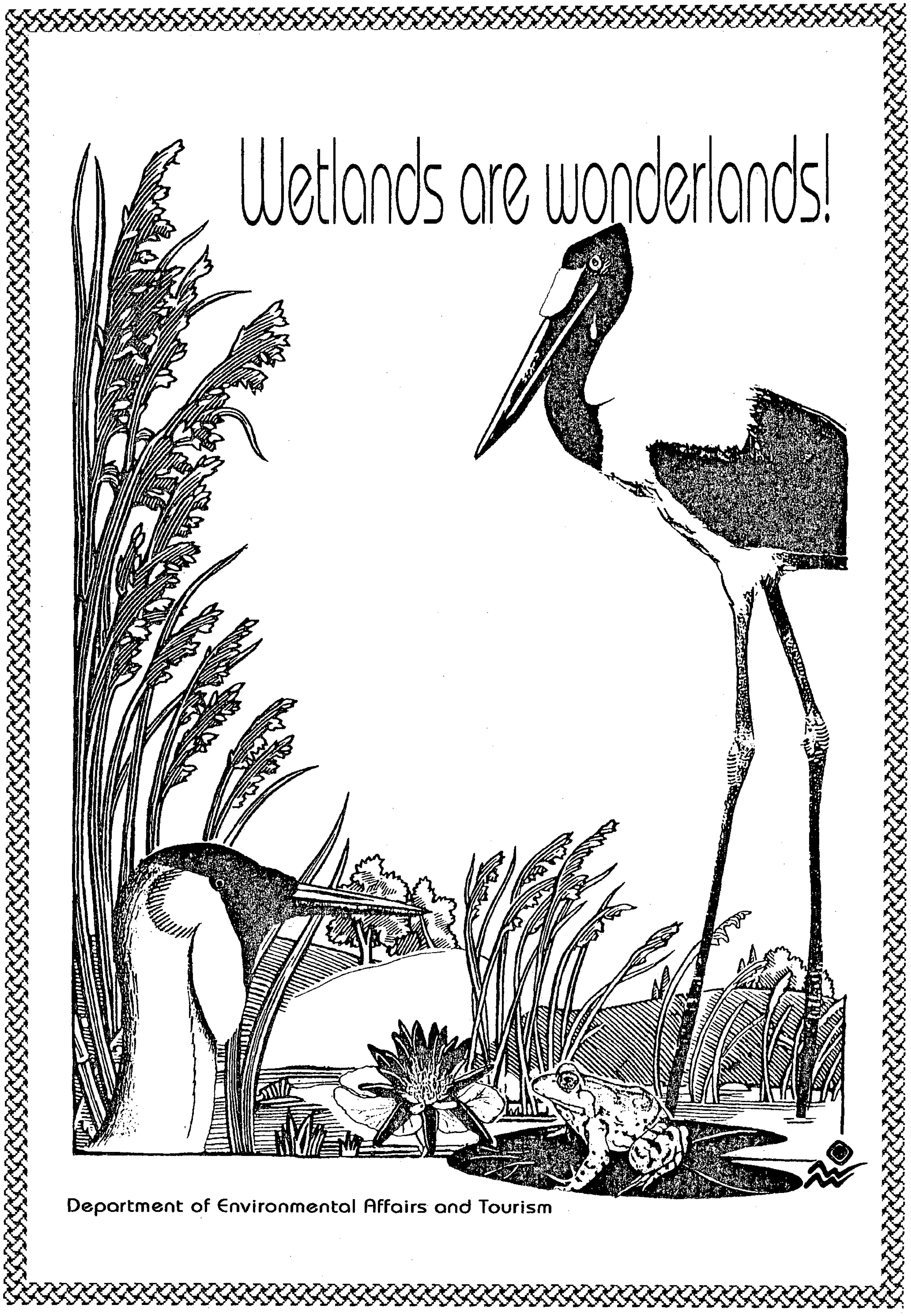
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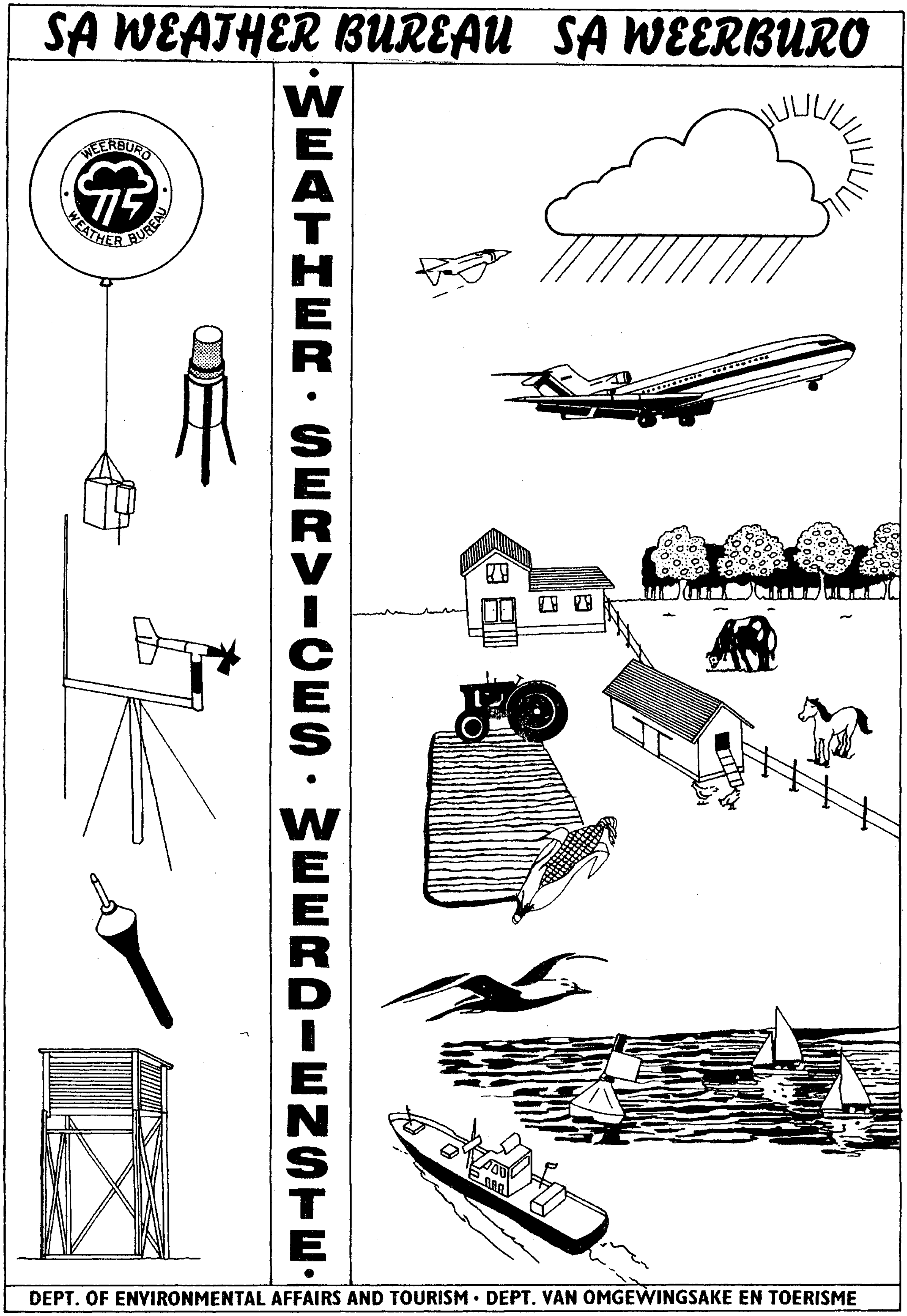
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Printed by the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001, for the **Gauteng Provincial Administration**, Johannesburg
Gedruk deur die Staatsdrukker, Bosmanstraat, Privaat Sak X85, Pretoria, 0001, vir die **Gauteng Provinsiale Administrasie**, Johannesburg