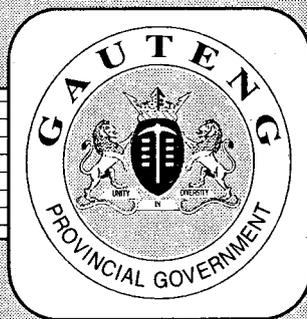


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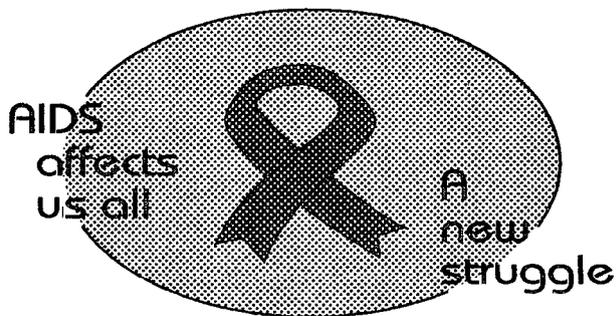
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Vol. 10

PRETORIA, 2 DECEMBER 2004
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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2760

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

CENTURION AMENDMENT SCHEME 1357C

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 City of Tshwane Metropolitan Municipality has approved an amendment scheme with regard to the land in the township of Monavoni Extension 3, being an amendment of the Centurion Town-planning Scheme, 1992.

Map 3 and the scheme clauses of this amendment scheme are filed with the Acting General Manager: Legal Services, and are open to inspection during normal office hours.

This amendment is known as Centurion Amendment Scheme 1357C.

(16/3/1/1071)
 ___ December 2004

Acting General Manager: Legal Services
 (Notice No 1085/2004)

PLAASLIKE BESTUURSKENNISGEWING 2760

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

CENTURION WYSIGINGSKEMA 1357C

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 Stad Tshwane Metropolitaanse Munisipaliteit 'n wysigingskema met betrekking tot die grond in die dorp Monavoni Uitbreiding 3, synde 'n wysiging van die Centurion-dorpsbeplanningkema, 1992, goedgekeur het.

Kaart 3 en die skemaklousules van hierdie wysigingskema word deur die Waarnemende Hoofbestuurder: Regsdienste, in bewaring gehou en lê gedurende gewone kantoorure ter insae.

Hierdie wysiging staan bekend as Centurion-wysigingskema 1357C.

(16/3/1/1071)
 ___ Desember 2004

Waarnemende Hoofbestuurder: Regsdienste
 (Kennisgewing No 1085/2004)

LOCAL AUTHORITY NOTICE 2761

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION AS APPROVED TOWNSHIP

In terms of section 103(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986) the CITY OF TSHWANE METROPOLITAN MUNICIPALITY declares **MONAVONI EXTENSION 3** to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY JR 209 INVESTMENTS (PTY) LTD (HEREAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNERS) UNDER THE PROVISIONS OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 130 (A PORTION OF PORTION 13) OF THE FARM BRAKFORTEIN, 399-JR, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Monavoni Extension 3.

(2) DESIGN

The township shall consist of erven and streets as indicated on the General Plan No. 9867/2004.

(3) 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 condition which does affect the township:

Die voormalige Resterende gedeelte van die bogemelde plaas Brakfontein Nr 399, groot as sodanig 902.1251 Hektaar (waarvan Gedeelte 13, die eiendom hieronder gehou, 'n gedeelte is), is onderworpe aan die voorwaardes opgelê deur die Beherende Gesag wat betrekking het tot die oprigting van geboue, soos meer ten volle sal blyk van die Aanhangsel tot Akte van Transport Nr 3648/1948, en wat as volg lees:-

"No building or any structure whatsoever shall be erected within a distance of 94.46 meters from the centre line of the National Road, without the written approval of the Controlling Authority as defined in Act No 21 of 1940, read in conjunction with Act No 44 of 1948."

(b) the following condition which shall not be transferred to the township:

Die voormalige Resterende Gedeelte van die bogenoemde plaas Brakfontein Nr. 399, groot sodanig 902.1251 Hektaar (Gedeelte 13 waarvan hieronder gehou word) is onderworpe aan 'n Serwituut van deurgangsreg vir die geleiding van elektriese krag en bykomende regte ten gunste van die Stadsraad van Pretoria, soos meer ten volle sal blyk uit Notariële Serwituutakte van Deurgang Nr. 739/56-S, gerigestreer op 6 Julie 1965.

(4) PRECAUTIONARY MEASURES

The township owner shall at its own expense, make arrangements with the local authority, in order to ensure that-

(a) water will not dam up, that the entire surface of the township area is drained properly and that streets are sealed effectively with tar, cement or bitumen; and

(b) trenches and excavations for foundations, pipes, cables or for any other purposes, are properly refilled with damp soil in layers not thicker than 150mm, and compacted until the same grade of compaction as that of the surrounding material is obtained.

(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.

(6) REMOVAL OF LITTER

The township owner shall at its 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.

(7) REMOVAL OR REPLACEMENT OF MUNICIPAL AND TELKOM SERVICES

If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal and Telkom services, the cost thereof shall be borne by the township owners.

(8) COMPLIANCE WITH CONDITIONS IMPOSED BY GDACEL

The township owner shall at his own expense comply with all the conditions imposed by or by which the Gauteng Department of Agriculture, Conservation, Environment and Land Affairs has granted the applicant authorization in terms of regulations No 1182 and 1183 promulgated in terms of sections 21, 22 and 26 of the Environmental Conservation Act, for the development of this township.

(9) THE DEVELOPER'S OBLIGATION**(a) Association and Statutes**

The developer must register a section 21 company (homeowners' association) in terms of provision of the Companies Act, 1973 (Act 61 of 1973). A copy of the registered Deed of Association (CM4) and the Company Statutes must be submitted to the City of Tshwane Metropolitan Municipality.

The Association and Statutes must clearly state that the main objective of the homeowners' association is the maintenance of the internal engineering services of the development (i.e. water, sewerage, electricity and the road and storm water sewers). The developer is deemed to be a member of the Section 21 Company, with all the rights and obligations of an ordinary member, until the last erf has been transferred.

(b) Provisions of engineering drawings

The developer must submit to the City of Tshwane Metropolitan Municipality complete engineering drawings in respect of internal sewers and sewer connections points and complete engineering drawings in respect of the internal road and storm water sewers as well as water and electricity services, prior to the commencement of the construction of the said services.

(c) Provision of a certificate by a professional engineer

Before any erf is transferred, the City of Tshwane Metropolitan Municipality must be provided with a certificate by a professional engineer for water, sewerage, electricity and the internal road and storm water sewers in which it is certified that the internal engineering services have been completed and that the engineers accept professional liability for the services. The Municipality may at its own discretion, allow an exception in respect of the internal road and storm water sewers. If this is the case, the developer must give the Municipality an undertaking that the developer will complete this service on or before a certain date and must provide the Municipality with a guarantee issued by a recognized financial institution.

No building plans will be approved before the services are completed and (if applicable) taken over by the division of the Service Delivery Department.

(d) Maintenance period and guarantee

A maintenance period of 12 (twelve) months commences when the last of the internal engineering services (i.e. water, sewerage, electricity and the road and storm water sewers) have been completed. The developer must furnish the section 21 company with a maintenance guarantee, issued by a recognized financial institution, in respect of poor workmanship and/or materials with regard to the civil engineering services and electricity service, which guarantee must be for an amount that is equal to 5% of the contract cost of the civil services and 10% of the contract cost of the electrical services and proof of this must be submitted to the City of Tshwane Metropolitan Municipality.

(10) ERVEN SUBJECT TO SPECIAL CONDITIONS

Erven 23 and 323-330 shall be transferred at the cost of the township owner to a Company registered in terms of Section 21 of the Companies Act, 1973.

2. CONDITIONS OF TITLE

The erven mentioned hereunder shall be subject to the conditions as indicated imposed by the Local Authority in terms of the provisions of the Town Planning and Townships Ordinance, 1986.

(1) ALL ERVEN

- (a) The erf is subject to a servitude, 3m 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 3m 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.
- (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 2m thereof.
- (c) 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.

(2) ERF 112

The erf is subject to a 2m water servitude in favour of the local authority.

(3) ERVEN 24, 57, 116, 166, 182, 188, 225, 258 AND 270

The erf is subject to a 3m stormwater servitude in favour of the local authority.

(4) ERVEN 325, 329 AND 330

The erf is entirely subject to a general servitude for municipal services.

(5) ERF 23

The erf is entirely subject to a servitude for general municipal services, in favour of the Local Authority, except for the portion of the erf indicated by figure s40 s41 s42 s43 on the General Plan which is not subject to any servitude.

(6) ERVEN 24-322

Upon transfer, the owner of the erf must automatically become a member of the section 21 company and remain a member until he or she ceases to be the registered owner of that erf.

(7) ERVEN 324, 326 AND 327

The erven are subject to a general servitude for municipal services as indicated on the General Plan.

PLAASLIKE BESTUURSKENNISGEWING 2761
STAD VAN TSHWANE METROPOLITAN MUNICIPALITY**VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge artikel 103(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No. 15 van 1986) verklaar die STAD VAN TSHWANE hierby die dorp **MONAVONI UITBREIDING 3** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR JR 209 INVESTMENTS (EIENDOMS) BEPERK (HIERNA DIE AANSOEKDOENER/DORPSEIENAARS GENOEM) INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 130 ('N GEDEELTE VAN GEDEELTE 13) VAN DIE PLAAS BRAKFONTein, 399-JR, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

(1) NAAM

Die naam van die dorp is **MONAVONI UITBREIDING 3.**

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op **Algemene Plan No. 9867/2004.**

(3) 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 voorwaarde wat nie die dorp raak nie:

Die voormalige Resterende gedeelte van die bogemelde plaas Brakfontein Nr 399, groot as sodanig 902.1251 Hektaar (waarvan Gedeelte 13, die eiendom hieronder gehou, 'n gedeelte is), is onderworpe aan die voorwaardes opgelê deur die Beherende Gesag wat betrekking het tot die oprigting van geboue, soos meer ten volle sal blyk van die Aanhangsel tot Akte van Transport Nr 3648/1948, en wat as volg lees:-

Geen gebou of enige ander struktuur van enige aard sal binne 'n afstand van 94.46 meter vanaf die middellyn van die Nasionale Pad, sonder die skriftelike toestemming van die Beherende Gesag soos gedefinieer in Wet Nr 21 van 1940, gelees tesame met Wet Nr 44 van 1948, opgerig word nie.

b) die volgende voorwaardes wat nie aan die dorp oorgedra moet word nie;

Die voormalige Resterende Gedeelte van die bogenoemde plaas Brakfontein Nr. 399, groot sodanig 902.1251 Hektaar (Gedeelte 13 waarvan hieronder gehou word) is onderworpe aan 'n Serwituut van deurgangsreg vir die geleiding van elektriese krag en bykomende regte ten gunste van die Stadsraad van Pretoria, soos meer ten volle sal blyk uit Notariële Serwituutakte van Deurgang Nr. 739/56-S, gerigestreer op 6 Julie 1965.

(4) VOORKOMENDE MAATREËLS

Die dorpseienaar moet op eie koste reëlings met die plaaslike bestuur tref om te verseker dat -

(a) water nie opdam nie, dat die hele oppervlakte van die dorpsgebied behoorlik gedreineer word en dat strate doeltreffend met teer, beton of bitumen geseël word: en

(b) slote en uitgrawings vir fondamente, pype, kables of vir enige ander doeleindes behoorlik met klam grond in lae wat nie dikker as 150mm is nie, opgevolg word en gekompakteer word totdat dieselfde verdigtingsgraad as wat die omliggende materiaal het, verkry is.

(5) SLOPING VAN GEBOU EN STRUKTURE

Die dorpseienaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes en kantruimtes of oor gemeenskaplike grense gelê is, of bouvallige strukture laat sloop tot tevredenheid van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis.

(6) VERWYDERING VAN ROMMEL

Die dorpseienaar moet op eie koste alle rommel binne die dorpsgebied laat verwyder tot tevredenheid van die Stad Tshwane Metropolitaanse Munisipaliteit wanneer die Stad Tshwane Metropolitaanse Munisipaliteit dit vereis.

(7) VERWYDERING OF VERSKUIWING VAN MUNISIPALE EN TELKOM 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 dorpseniener gedra word.

(8) VOLDOENING AAN VOORWAARDES OP GELÉ DEUR GDACEL

Die dorpseniener sal ten eie koste voldoen aan al die voorwaardes opgelé deur of waardeur die Gauteng Departement van Landbou, Natuurbewaring, Omgewing en Grondsake (GDACEL) die applikant vrystelling toegestaan het in terme van die regulasies Nr. 1182 en 1183 gepromulgeer in terme van artikels 21, 22 en 26 van die Omgewings Bewaring Wet, vir die ontwikkeling van die dorp.

(9) DIE ONTWIKKELAAR SE OBLIGASIES.**(a) Assosiasie en Statute**

Die ontwikkelaar moet 'n artikel 21 maatskappy (huiseienaarsvereniging) in gevolge die bepalinge van die Maatskappy Wet (Wet 61 van 1973) registreer. A kopië van die gerigestreerde Akte van Assosiasie (CM4) en die Maatskappy Statute moet by die Stad Tshwane Metropolitaanse Munisipaliteit ingedien word.

Die Assosiasie en Statute moet duidelik aandui dat die hoof doel van die huiseienaarsvereniging die instandhouding van die ontwikkeling se interne ingenieursdienste (water, riool, elektrisiteit, en die pad en stormwater dreine) is. Die ontwikkelaar word geag as 'n lid van die Artikel 21 Maatskappy, met al die regte en obligasies van enige gewone lid, totdat die laaste erf oorgedra is.

(b) Voorsiening van ingenieurs tekeninge

Die ontwikkelaar moet by die Stad Tshwane Metropolitaanse Munisipaliteit volledige engineers tekeninge in verband met interne riool en riool aansluitings punte en volledige ingenieurs tekeninge in verband met die interne pad en stormwater dreine asook water en elektrisiteit dienste, alvorens die aanvang van die konstruksie van die gemelde dienste, indien.

(c) Voorsiening van 'n sertifikaat deur 'n professionele ingenieur

Alvorens enige erf oorgedra word, moet die Stad Tshwane Metropolitaanse Munisipaliteit voorsien word van 'n sertifikaat deur 'n professionele ingenieur vir water, riool, elektrisiteit, en die interne pad en stormwater dreine waarin dit gesertifiseer word dat die interne ingenieursdienste voltooi is en dat die ingenieur professionele aanspreeklikheid aanvaar vir die dienste.

Die Munisipaliteit mag op eie diskresie 'n uitsondering toelaat met betrekking tot die interne pad en stormwater dreine. Indien dit die geval is moet die ontwikkelaar die Munisipaliteit voorsien van 'n onderneming dat die ontwikkelaar die dienste sal voltooi op of voor 'n sekere datum en moet die Munisipaliteit voorsien van 'n waarborg wat uitgereik is deur 'n erkende finansiële instansie.

Geen bouplanne sal goedgekeur word alvorens die dienste nie voltooi is nie en (indien van toepassing) oorgeneem is deur die afdeling van die Dienslewering Departement

(d) Instandhoudingstydperk en waarborg

'n Instandhoudingstydperk van 12 (twaalf) maande begin wanneer die laaste van die interne ingenieursdienste (d.w.s. water, riool, elektrisiteit en die pad en stormwater dreine) voltooi is. Die ontwikkelaar moet die Artikel 21 Maatskappy voorsien van 'n instandhoudingswaarborg, uitgereik deur 'n erkende finansiële instelling, met betrekking tot swak werkmanskap en/of materiale met betrekking tot siviele ingenieursdienste en elektriese dienste, welke waarborg vir 'n bedrag moet wees gelykstaande aan 5% van die kontrakkoste van die siviele dienste en 10% van die kontrakkoste van die elektriese dienste en 'n bewys hiervan moet ingedien word by die Stad van Tshwane Metropolitaanse Munisipaliteit.

(10) ERWE ONDERWORPE AAN SPESIALE VOORWAARDES.

Erwe 23 en 232-330 sal oorgedra word ten koste van die dorpseienaar aan 'n Maatskappy gerigestreer in terme van Artikel 21 van die Maatskappy Wet, 1973.

2. TITELVOORWAARDES

Die erwe hieronder genoem, is onderworpe aan die voorwaardes soos aangedui, opgelê deur die Plaaslike Bestuur ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

(1) ALLE ERWE

- (a) Die erf is onderworpe aan 'n serwituut, 3 meter breed, ten gunste van die plaaslike bestuur, vir riool en ander munisipale doeleindes, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes, 3 meter breed, oor die toegangsgedeelte van die erf, indien en wanneer die plaaslike bestuur dit verlang. Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (b) Geen geboue of ander strukture mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 meter daarvan geplant word nie.
- (c) Die plaaslike bestuur is daarop geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige hoofriool en ander werke wat hy na goeë dunnke noodsaaklik ag, tydelik te plaas op grond wat aan die voornoemde serwituut grens, en voorts is die plaaslike bestuur geregtig op redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige hoofriool en ander werke veroorsaak word.

(2) ERF 112

Die erf is onderworpe aan 'n 2m water serwituut ten gunste van die plaaslike raad.

(3) ERWE 24, 57, 116, 166, 182, 188, 225, 258 EN 270

Die erwe is onderworpe aan 'n 3m stormwater serwituut ten gunste van die plaaslike raad.

(4) ERWE 325, 329 EN 330

Die erwe in geheel is onderworpe aan 'n algemene serwituut vir munisipale dienste.

(5) ERF 23

Die erf in geheel is onderworpe aan 'n algemene serwituut vir munisipale dienste, ten gunste van die plaaslike raad, behalwe vir die gedeelte van die erf soos aangedui deur figuur s40 s41 s42 s43 op die Algemene Plan wat nie onderworpe is aan 'n serwituut nie.

(6) ERWE 24-322

Tesame met oordrag, moet die eienaar van die erf automaties 'n lid van die Artikel 21 Maatskappy word en bly todat hy of sy ophou om die geregistreerde eienaar van die erf te wees.

(7) ERWE 324, 326 AND 327

Die erwe is onderworpe aan 'n algemene serwituut vir munisipale dienste soos aangedui op die Algemene Plan.

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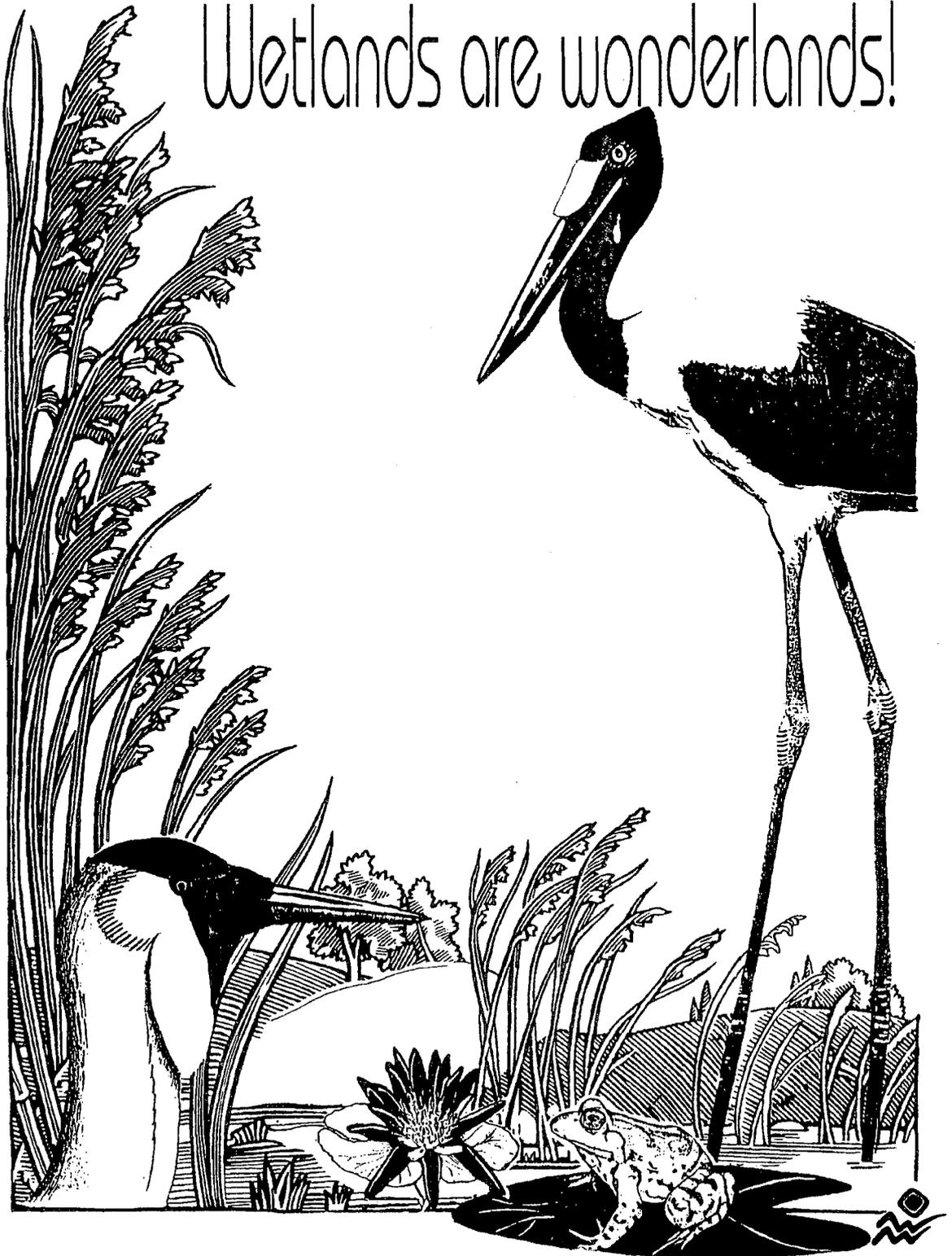
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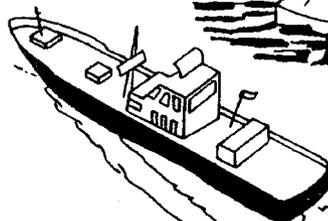
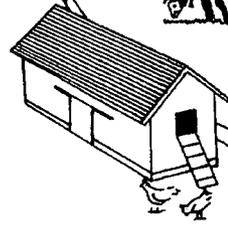
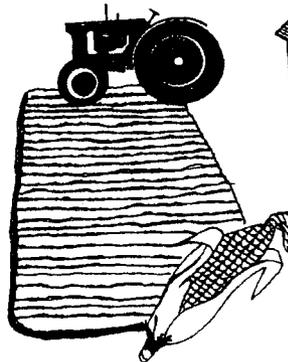
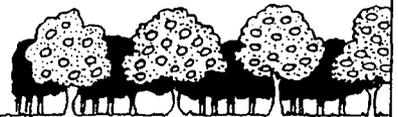
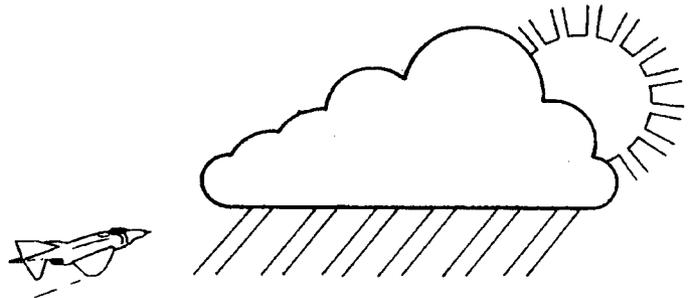
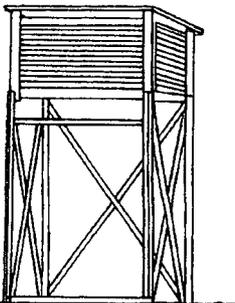
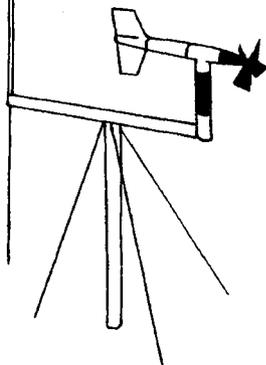
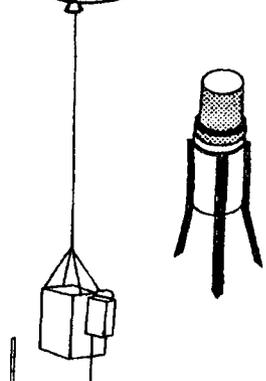
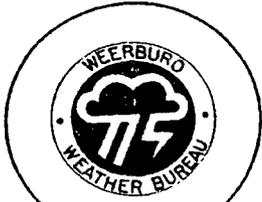
Wetlands are wonderlands!



Department of Environmental Affairs and Tourism

SA WEATHER BUREAU SA WEERBURO

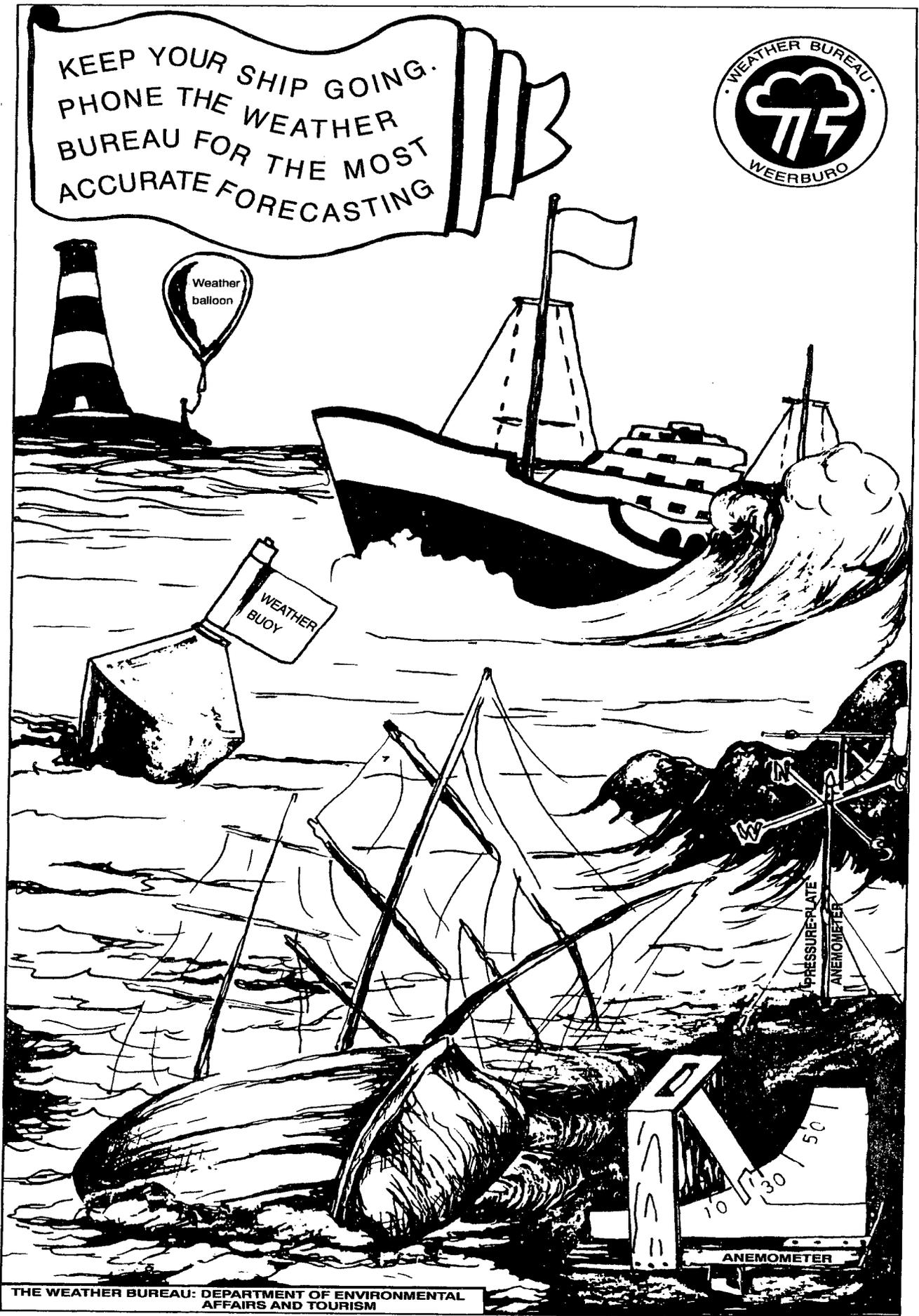
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THE WEATHER BUREAU HELPS FARMERS TO PLAN THEIR CROP



THE WEATHER BUREAU: DEPARTMENT OF ENVIRONMENTAL AFFAIRS & TOURISM
DIE WEERBURU: DEPARTEMENT VAN OMGEWINGSAKE EN TOERISME



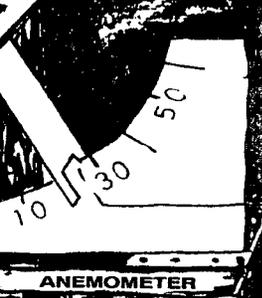
KEEP YOUR SHIP GOING.
PHONE THE WEATHER
BUREAU FOR THE MOST
ACCURATE FORECASTING



Weather
balloon

WEATHER
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PRESSURE-PLATE
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