

**THE PROVINCE OF
GAUTENG**



**DIE PROVINSIE
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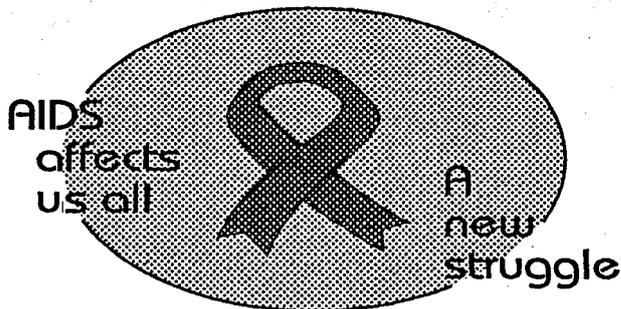
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LOCAL AUTHORITY NOTICES

PLAASLIKE BESTUURSKENNISGEWING 3443

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT 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 **Rua Vista Uitbreiding 9** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes soos in die bylae uiteengesit:

GO 15/3/2/93/71

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR MIDRAND REAL /ESTATE (PROPRIETARY) LIMITED INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 300 ('N GEDEELTE VAN GEDEELTE 299) VAN DIE PLAAS OLIEVENHOUTBOSCH NO. 389-J.R. PROVINSIE GAUTENG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 Naam

Die naam van die dorp is Rua Vista Uitbreiding 9.

1.2 Ontwerp

Die dorp bestaan uit erwe soos aangedui op Algemene Plan L.G. No. 3047/2005.

1.3 Stormwaterdreinerings en straatbou

- (a) Die dorpseienaar moet op versoek van die plaaslike bestuur aan sodanige bestuur 'n gedetailleerde skema, volledig met planne, deursnee 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.

1.4 Toegang

- (a) Ingang na en uitgang van die dorp sal van en na Brakfonteinweg wees.
- (b) Geen ingang van Brakfonteinweg na die dorp en geen uitgang na Brakfonteinweg van die dorp af op die suid westelike gedeeltes, soos aangedui op die Algemene Plan, sal toegelaat word nie.

1.5 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 uitgesonder die volgende serwitute wat slegs Erwe 2707 en 2718 in die dorp raak:

"Kragtens Notariële Akte van Serwituut Nr. 296/1966-S gedateer 10 Maart, is die eiendom hiermee getransporeer, onderworpe aan 'n Reg van Deurgang 15,74 meter wyd ten gunste van die algemene publiek, welke deurgangsreg aangedui word deur die figuur C.D.E.F.G.H.J.K.C. op Kaart S.G. Nr. A.5510/1979 geheg aan Sertifikaat van Geregistreerde Titel T.14733/1980."

1.6 Verpligtinge ten opsigte van noodsaaklike dienste

Die dorpseienaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water, elektrisiteit en sanitêre dienste en die installering van stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom.

1.7 Stigting en verpligtinge van die Inwoners Vereniging

Die applikant sal behoorlik en wettiglik 'n Inwoners Vereniging saamstel tot die satisfaksie van die Stadsraad, voor die oordrag van die eerste erf, waarvolgens die Vereniging nie geherregistreer mag word sonder die toestemming van die Stadsraad nie.

- (a) Die toegangserwe (Erwe 2868 en 2869) sal geregistreer word in die naam van die Inwoners Vereniging en die genoemde pad gedeelte sal nie verkoop word of in enige manier onteien word voor die toestemming van die Stadsraad nie.
- (b) Een en elke eienaar van Erwe 2639 to 2867 sal 'n lid word van die Inwoners Vereniging op oordrag van die erf.
- (c) Die Inwoners Vereniging sal oor volle wettige mag beskik om een en elke lid te hef vir die koste aangegaan om hulle rol te vervul, en sal oor wettige hulpbronne beskik om sulke heffings te bekom in die geval waar enige lid versuim om sy heffing te betaal.
- (d) Die Stadsraad sal nie verantwoordelik wees vir die wanfunksie van die oppervlakte van die toegangspad en/of die stormwater dreineerings sisteem, en/of enige hoofsaaklike dienste oor Erwe 2868 en 2869, met die uitsondering van die riool en water sisteem.
- (e) Erwe 2868 en 2869 kan nie verkoop word aan enige persoon behalwe die korporatiewe liggaam en die erwe mag nie gehersoneer word tensy die toestemming van die plaaslike owerheid verkry is nie.

1.8 Aanvaarding en beskikking van Stormwater

- (a) Die Stormwaterplan vir die dorp moet geïntegreerd wees met die groter stormwatermeesterplan vir die totale toepaslike opvanggebied insluitend omliggende areas.
- (b) Die lae punte in paaie en die ophoping van stormwater in singels, doodloopstrate en laer geleë erwe moet gedreineer word tot die satisfaksie van die plaaslike owerheid.

1.9 Voorsorgmaatreëls

Die dorps eienaar sal op sy eie koste reëlings maak met die plaaslike owerheid om te verseker dat:

- (a) Water nie sal opdam, dat die hele oppervlakte van die dorp voldoende gedreineer is en dat die strate se oppervlaktes met teer, sement of asfalt verseël word.
- (b) Loopgrawe en uitgrawings vir fondasies, pype, kables, of vir enige ander doel, word behoorlik gehervul met nat sand in lae nie dikker as 150mm, en gekompakteer word tot dit dieselfde graad bereik as die omliggende materiale.

1.10 Konstruksieverslag en dolomiet risiko bestuursplan

Die dorps eienaar sal die volgende indien:

- (a) 'n Konstruksieverslag, bevestiging van die toestand op terrein en die ligging van strukture en nat-dienste. 'n Tabel wat die erf groottes, risiko klassifikasie en D benaming vir elke erf binne in die dorp uiteensit.

- (b) 'n Dolomietiese risiko bestuursplan, spesifiek vir die ontwikkeling. Die wettige oordrag van die verantwoordelikheid vir die bestuur van die risiko bestuursplan na 'n verteenwoordigende korporatiewe liggaam of verwante soos nodig, moet ingesluit word.

1.11 Die ontwikkelaar se verpligtinge

Voorziening van breedvoerige Ingenieursketse:

- (a) Die ontwikkelaar moet by die Stad van Tshwane Metropolitaanse Munisipaliteit volledige en breedvoerige ontwerpersketse indien ten opsigte van paaie en stormwater infrastrukture vir goedkeuring voor die aanvang van die konstruksie van die genoemde dienste.
- (b) Die breedvoerige ontwerpersketse sal slegs geevalueer word na die vereiste Dienste Verslag ten opsigte van paaie en stormwater goedgekeur is.
- (c) Die ontwikkelaar moet 'n vergunning vir reg van weg van die Stadsraad verkry voor die aanvang van konstruksie werk, as sulke werk op die Stadraad se grond sal plaasvind.
- (d) Die ontwikkelaar sal op sy eie koste reël tref tot die bevrediging van die Stadsraad vir die ontwikkeling van 'n privaat oopruimte ontspanningsarea, wat geleë sal wees op Erf 5061 in die voorgestelde dorp, The Reeds Uitbreiding 38, wat die eienaars van Erwe 2639 tot 2867 geregtig sal wees om te gebruik.

2. TITELVOORWAARDES

DIE ERWE HIERONDER GENOEM IS ONDERWORPE AAN DIE VOORWAARDES SOOS AANGEDUI, OP GELÉ DEUR DIE ADMINISTRATEUR INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965.

(1) Alle erwe

- (a) Die erwe is onderworpe aan 'n serwituut, 3m 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 pypsteel-erf, 'n addisionele serwituut vir munisipale doeleindes 2m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike owerheid enige sulke serwituut mag vrystel.
- (b) Geen geboue of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortel-bome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2m daarvandaan geplant word nie.
- (c) 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 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 rioolhoofpypleidings en ander werke veroorsaak word.

(2) ERWE 2654, 2791, 2795, 2797, 2808, 2811, 2812, 2815, 2816, 2819, 2820, 2823, 2855, 2858, 2861, 2862, 2865 EN 2866

Die erf is onderworpe aan 'n 3m serwituut vir munisipale doeleindes ten gunste van die plaaslike owerheid soos aangedui op die Algemene Plan.

(3) ERWE 2663 EN 2707

Die erf is onderworpe aan 'n 4m serwituut vir munisipale doeleindes ten gunste van die plaaslike owerheid soos aangedui op die Algemene Plan.

(4) ERWE 2707 TOT 2718

Die erf is onderworpe aan 'n Reg van Deurgang 15,74 meter wyd ten gunste van die Algemene Publiek soos sal blyk uit die Notariële Akte van Servituut K296/1966-S en soos aangedui op die Algemene Plan.

(5) ERVEN 2639 TOT 2867

By oordrag, moet die eienaar van elke erf outomaties 'n lid word van die Thatchfield Inwonersberening en 'n lid bly totdat sy of hy ophou om 'n geregistreerde eienaar van die erf te wees, sodanige voorwaarde in die titelakte van die erf ingesluit moet word.

LOCAL AUTHORITY NOTICE 3443**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
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 the township **Rua Vista Extension 9** to be an approved township, subject to the conditions set out in the Schedule hereto.

GO 15/3/2/93/71

ANNEXURE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY MIDRAND REAL ESTATE (PROPRIETARY) LIMITED UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 300 (A PORTION OF PORTION 299) OF THE FARM OLIEVENHOUTBOSCH NO. 389-J.R., PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT**1.1 Name**

The name of the township shall be Rua Vista Extension 9.

1.2 Design

The township shall consist of erven as indicated on General Plan S.G. No. 3047/2005.

1.3 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), (c) and (d) hereof the local authority shall be entitled to do the work at the cost of the township owner.

1.4 Access

- (a) Ingress to and egress from the township shall be to and from Brakfontein Road.
- (b) No ingress from Brakfontein Road to the township and no egress to Brakfontein Road from the township on the south western portions, as indicated on the General Plan, shall be permitted.

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 the following servitude which only affects Erven 2707 to 2718 in the township:

"Kragtens Notariële Akte van Servituut Nr. 296/1966-S gedateer 10 Maart, is die eiendom hiermee getranspoteer, onderworpe aan 'n Reg van Deurgang 15,74 meter wyd ten gunste van die algemene publiek, welke deurgangsreg aangedui word deur die figuur C.D.E.F.G.H.J.K.C. op Kaart S.G. Nr. A.5510/1979 geheg aan Sertifikaat van Geregistreerde Titel T.14733/1980."

1.6 Obligations in regard to essential services

The township owner shall within such period as the local authority may determine, fulfil it's obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefor, as previously agreed upon between the township owner and the local authority.

1.7 Formation and Duties of Residents Association

The applicant shall properly and legally constitute a Residents' Association to the satisfaction of the Council before the transfer of the first erf, which Association shall not be deregistered without the consent of the Council.

- (a) The access erven (Erven 2868 and 2869) shall be registered in the name of the Residents Association and the said road portion shall not be sold or in any way disposed of without the prior consent of the Council.
- (b) Each and every owner of Erven 2639 to 2867 shall become a member of the Residents Association upon transfer of the erf.
- (c) The Residents' Association shall have full legal power to levy from each and every member the costs incurred in fulfilling its function, and shall have legal resource to recover such fees in the event of a default in payment by any member.
- (d) The Council shall not be responsible for the malfunction of the surfacing of the access way and/or the stormwater drainage system, and/or any essential services across erven 2868 and 2869, with the exception of the sewerage and water system.
- (e) Erven 2868 and 2869 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

1.8 Acceptance and Disposal of Stormwater

- (a) The stormwater plan for this township must be integrated with the greater stormwater master plan for the total relevant catchment area including adjoining areas.
- (b) The low points in roads and the accumulation of stormwater in crescents, culs-de-sac and lower lying erven must be drained to the satisfaction of the local authority.

1.9 Precautionary Measures

The township owner shall at his 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 the streets area sealed with tar, cement or bitumen;

- (b) Trenches and excavation 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.

1.10 Construction Report and Dolomite Risk Management Plan

The township owner shall submit:

- (a) A Construction Report, confirming the conditions on site and the positioning of structures and wet services. A table indicating the stand sizes, risk classification and D designation for each stand within the township must be included.
- (b) A Dolomite Risk Management Plan, specific to the development. The legal transfer of the responsibility for the management of the Risk Management Plan to a representative Body Corporate or similar as applicable must be included.

1.11 The Developer's Obligations

Provision of detailed Engineering Drawings:

- (a) The developer must submit to the CTMM complete detail design drawings in respect of roads and stormwater infrastructure for approval prior to the commencement of the construction of the said services.
- (b) The detail design drawings will only be evaluated after the required Services Report with regard to roads and stormwater has been approved.
- (c) The developer must obtain a way leave from the Council prior to commencement of construction work, if such work will be done on Council property.
- (d) The developer shall at his own expense make arrangements to the satisfaction of the Council for the development of a private open space recreational area to be situated on Erf 5061 in the proposed township of The Reeds Ext. 38, which the owners of erven 2639 to 2867 shall be entitled to utilize.

2. CONDITIONS OF TITLE

THE ERVEN MENTIONED HEREUNDER SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED IMPOSED BY THE ADMINISTRATOR IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965.

(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 2m 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) **ERVEN 2654, 2791, 2795, 2797, 2808, 2811, 2812, 2815, 2816, 2819, 2820, 2823, 2855, 2858, 2861, 2862, 2865 AND 2866**

The erf is subject to a 3m servitude for municipal purposes in favour of the local authority, as indicated on the general plan.

- (3) **ERVEN 2663 AND 2707**

The erf is subject to a 4m servitude for municipal purposes in favour of the local authority, as indicated on the general plan.

- (4) **ERVEN 2707 TO 2718**

"Die erf is onderworpe aan 'n Reg van Deurgang 15,74 meter wyd ten gunste van die Algemene Publiek soos sal blyk uit die Notariële Akte van Serwituut K296/1966-S en soos aangedui op die Algemene Plan."

- (5) **ERVEN 2639 TO 2867**

Upon transfer the owner of each erf must automatically become a member of the Thatchfield Residents Association and remain a member until he or she cease to be a registered owner of that erf, which condition must be included in the title deed of the erf.

PLAASLIKE BESTUURSKENNISGEWING 3444

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
CENTURION WYSIGINGSKEMA 1496C**

Die Administrateur verklaar hierby, ingevolge die bepalings van Artikel 89 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, dat hy 'n wysigingskema, synde 'n wysiging van Centurion Dorpsbeplanningskema 1992, wat uit dieselfde grond as die dorp Rua Vista Uitbreiding 9 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 Stadsklerk Centurion, en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Centurion Wysigingskema 1496C
GO 15/3/2/93/71

LOCAL AUTHORITY NOTICE 3444

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
CENTURION AMENDMENT SCHEME 1496C**

The Administrator hereby, in terms of the provisions of Section 89 of the Town-planning and Townships Ordinance, 1965, declares that he approved an amendment scheme, being an amendment of Centurion Town-planning Scheme 1992, comprising the same land as included in the township of Rua Vista Extension 9.

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 Town Clerk Centurion, and are open for inspection at all reasonable times

The amendment is known as Centurion Amendment Scheme 1496C
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Contact Person: **Montjane M. Z. (Mr)**

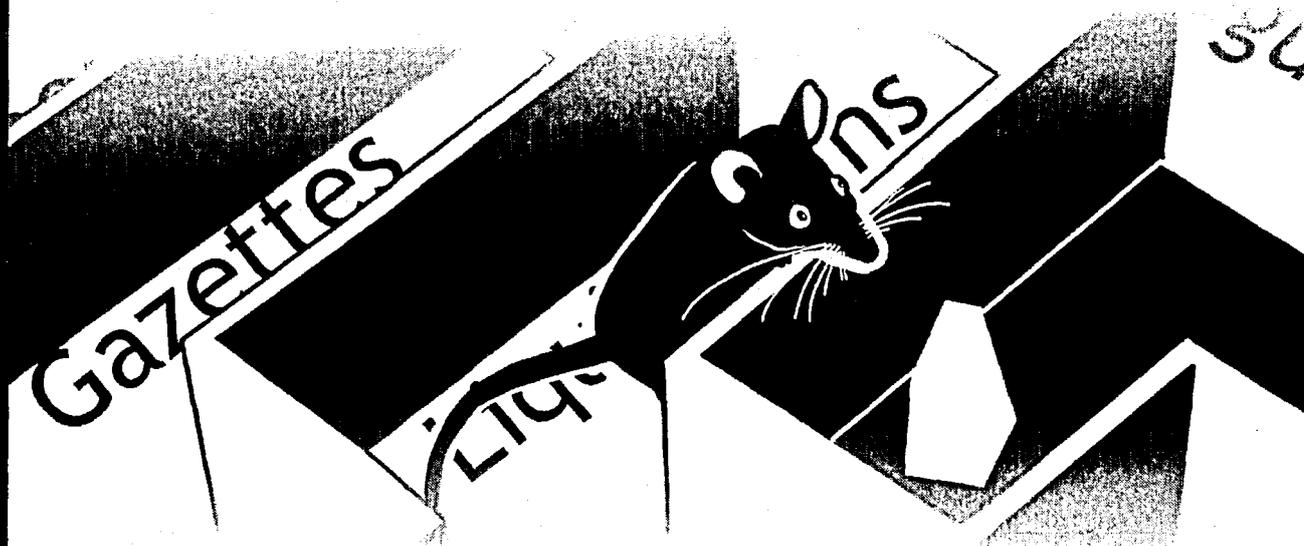
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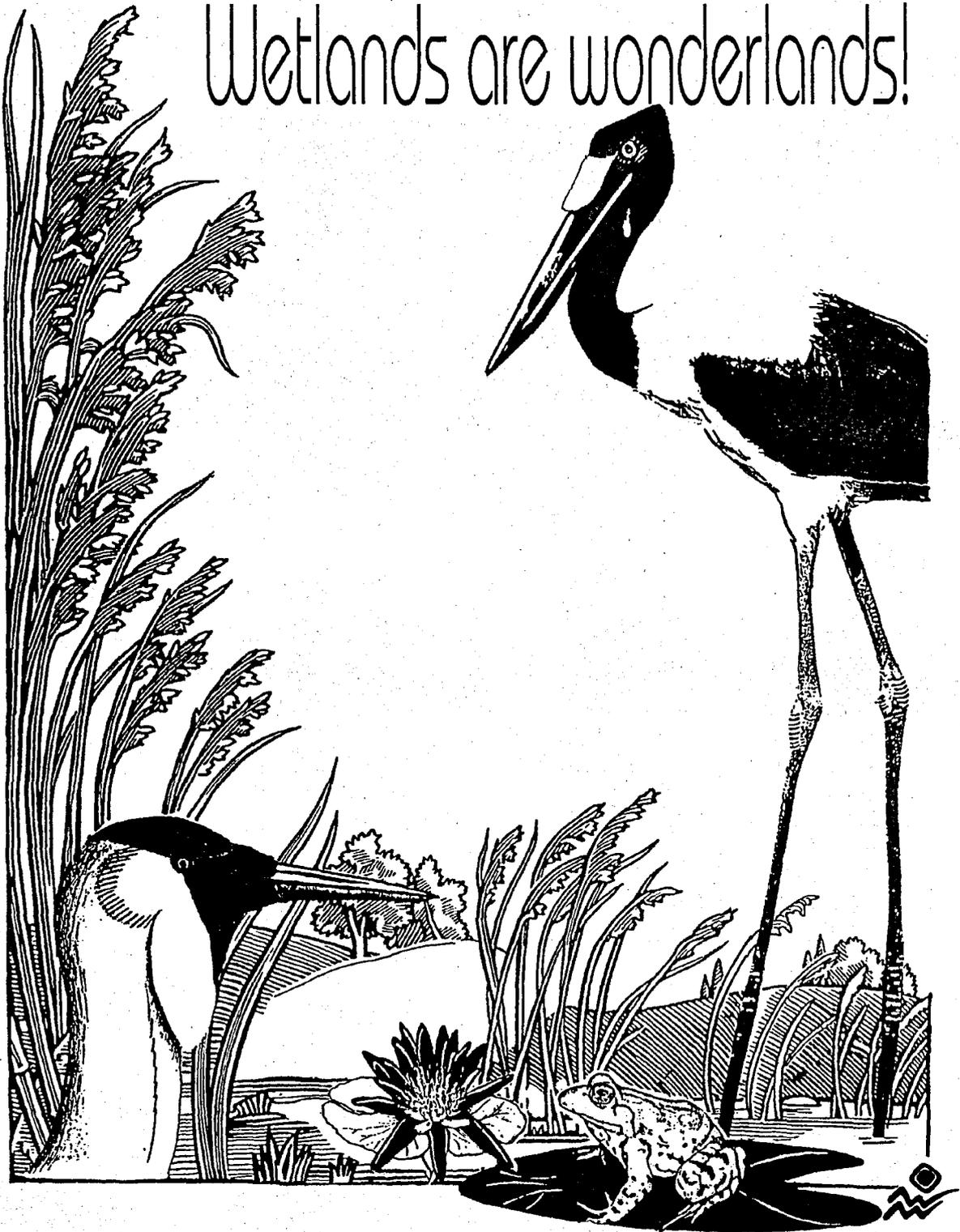
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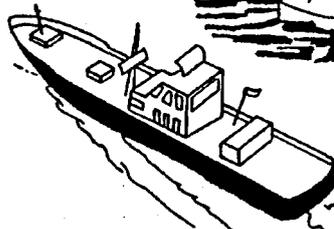
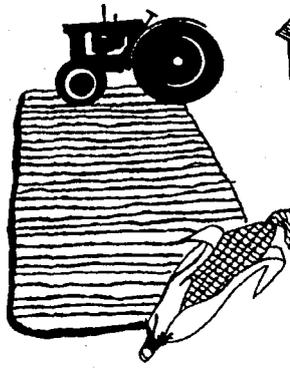
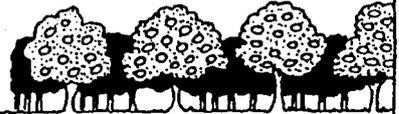
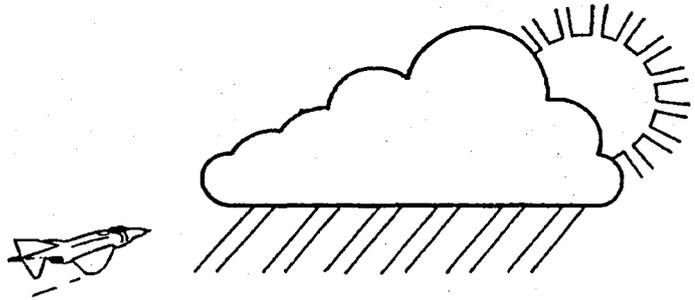
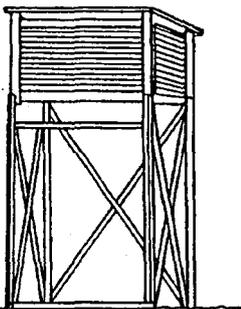
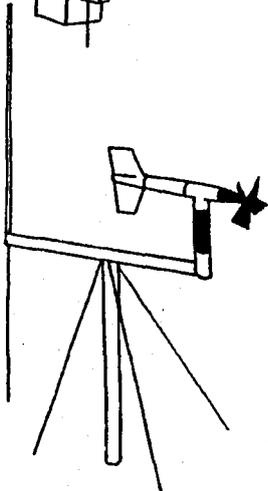
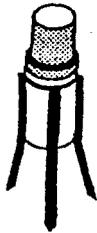
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Department of Environmental Affairs and Tourism

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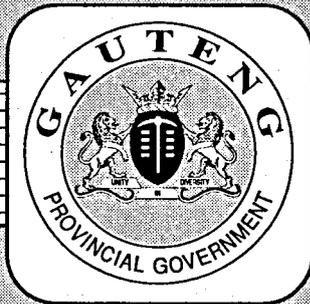
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**THE PROVINCE OF
GAUTENG**



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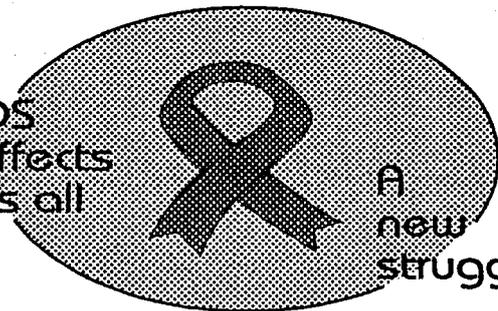
Vol. 12

**PRETORIA, 19 DECEMBER
DESEMBER 2006**

No. 449

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PLAASLIKE BESTUURSKENNISGEWING 3443

STAD VAN TSHWANE METROPOLITAANSE MUNISIPALITEIT 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 **Rua Vista Uitbreiding 9** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes soos in die bylae uiteengesit:

GO 15/3/2/93/71

BYLAE

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR MIDRAND REAL /ESTATE (PROPRIETARY) LIMITED INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1965, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 300 ('N GEDEELTE VAN GEDEELTE 299) VAN DIE PLAAS OLIEVENHOUTBOSCH NO. 389-J.R. PROVINSIE GAUTENG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1.1 Naam

Die naam van die dorp is Rua Vista Uitbreiding 9.

1.2 Ontwerp

Die dorp bestaan uit erwe soos aangedui op Algemene Plan L.G. No. 3047/2005.

1.3 Stormwaterdreinerings en straatbou

- (a) Die dorpseienaar moet op versoek van die plaaslike bestuur aan sodanige bestuur 'n gedetailleerde skema, volledig met planne, deursnee 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.

1.4 Toegang

- (a) Ingang na en uitgang van die dorp sal van en na Brakfonteinweg wees.
- (b) Geen ingang van Brakfonteinweg na die dorp en geen uitgang na Brakfonteinweg van die dorp af op die suid westelike gedeeltes, soos aangedui op die Algemene Plan, sal toegelaat word nie.

1.5 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 uitgesonder die volgende serwitute wat slegs Erwe 2707 en 2718 in die dorp raak:

"Kragtens Notariële Akte van Serwituut Nr. 296/1966-S gedateer 10 Maart, is die eiendom hiermee getranspoteer, onderworpe aan 'n Reg van Deurgang 15,74 meter wyd ten gunste van die algemene publiek, welke deurgangsreg aangedui word deur die figuur C.D.E.F.G.H.J.K.C. op Kaart S.G. Nr. A.5510/1979 geheg aan Sertifikaat van Geregistreerde Titel T.14733/1980."

1.6 Verpligtinge ten opsigte van noodsaaklike dienste

Die dorpseienaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water, elektrisiteit en sanitêre dienste en die installering van stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom.

1.7 Stigting en verpligtinge van die Inwoners Vereniging

Die applikant sal behoorlik en wettiglik 'n Inwoners Vereniging saamstel tot die satisfaksie van die Stadsraad, voor die oordrag van die eerste erf, waarvolgens die Vereniging nie geherregistreer mag word sonder die toestemming van die Stadsraad nie.

- (a) Die toegangserwe (Erwe 2868 en 2869) sal geregistreer word in die naam van die Inwoners Vereniging en die genoemde pad gedeelte sal nie verkoop word of in enige manier onteien word voor die toestemming van die Stadsraad nie.
- (b) Een en elke eienaar van Erwe 2639 to 2867 sal 'n lid word van die Inwoners Vereniging op oordrag van die erf.
- (c) Die Inwoners Vereniging sal oor volle wettige mag beskik om een en elke lid te hef vir die koste aangegaan om hulle rol te vervul, en sal oor wettige hulpbronne beskik om sulke heffings te bekom in die geval waar enige lid versuim om sy heffing te betaal.
- (d) Die Stadsraad sal nie verantwoordelik wees vir die wanfunksie van die oppervlakte van die toegangpad en/of die stormwater dreineerings sisteem, en/of enige hoofsaaklike dienste oor Erwe 2868 en 2869, met die uitsondering van die riool en water sisteem.
- (e) Erwe 2868 en 2869 kan nie verkoop word aan enige persoon behalwe die korporatiewe liggaam en die erwe mag nie gehersoneer word tensy die toestemming van die plaaslike owerheid verkry is nie.

1.8 Aanvaarding en beskikking van Stormwater

- (a) Die Stormwaterplan vir die dorp moet geïntegreerd wees met die groter stormwatermeesterplan vir die totale toepaslike opvanggebied insluitend omliggende areas.
- (b) Die lae punte in paaie en die ophoping van stormwater in singels, doodloopstrate en laer geleë erwe moet gedreineer word tot die satisfaksie van die plaaslike owerheid.

1.9 Voorsorgmaatreëls

Die dorps eienaar sal op sy eie koste reëlings maak met die plaaslike owerheid om te verseker dat:

- (a) Water nie sal opdam, dat die hele oppervlakte van die dorp voldoende gedreineer is en dat die strate se oppervlaktes met teer, sement of asfalt verseël word.
- (b) Loopgrawe en uitgrawings vir fondasies, pype, kables, of vir enige ander doel, word behoorlik gehervul met nat sand in lae nie dikker as 150mm, en gekompakteer word tot dit dieselfde graad bereik as die omliggende materiale.

1.10 Konstruksieverslag en dolomiet risiko bestuursplan

Die dorps eienaar sal die volgende indien:

- (a) 'n Konstruksieverslag, bevestiging van die toestande op terrein en die ligging van strukture en nat-dienste. 'n Tabel wat die erf grootes, risiko klassifikasie en D benaming vir elke erf binne in die dorp uiteensit.

- (b) 'n Dolomietiese risiko bestuursplan, spesifiek vir die ontwikkeling. Die wettige oordrag van die verantwoordelikheid vir die bestuur van die risiko bestuursplan na 'n verteenwoordigende korporatiewe liggaam of verwante soos nodig, moet ingesluit word.

1.11 Die ontwikkelaar se verpligtinge

Voorsiening van breedvoerige Ingenieursketse:

- (a) Die ontwikkelaar moet by die Stad van Tshwane Metropolitaanse Munisipaliteit volledige en breedvoerige ontwerpersketse indien ten opsigte van paaie en stormwater infrastrukture vir goedkeuring voor die aanvang van die konstruksie van die genoemde dienste.
- (b) Die breedvoerige ontwerpersketse sal slegs geevalueer word na die vereiste Dienste Verslag ten opsigte van paaie en stormwater goedgekeur is.
- (c) Die ontwikkelaar moet 'n vergunning vir reg van weg van die Stadsraad verkry voor die aanvang van konstruksie werk, as sulke werk op die Stadsraad se grond sal plaasvind.
- (d) Die ontwikkelaar sal op sy eie koste reël tref tot die bevrediging van die Stadsraad vir die ontwikkeling van 'n privaat oopruimte ontspanningsarea, wat geleë sal wees op Erf 5061 in die voorgestelde dorp, The Reeds Uitbreiding 38, wat die eienaars van Erwe 2639 tot 2867 geregtig sal wees om te gebruik.

2. 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) Alle erwe

- (a) Die erwe is onderworpe aan 'n serwituut, 3m 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 pypsteel-erf, 'n addisionele serwituut vir munisipale doeleindes 2m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur. Met dien verstande dat die plaaslike owerheid enige sulke serwituut mag vrystel.
- (b) Geen geboue of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortel-bome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2m daarvandaan geplant word nie.
- (c) 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 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 rioolhoofpypleidings en ander werke veroorsaak word.

(2) ERWE 2654, 2791, 2795, 2797, 2808, 2811, 2812, 2815, 2816, 2819, 2820, 2823, 2855, 2858, 2861, 2862, 2865 EN 2866

Die erf is onderworpe aan 'n 3m serwituut vir munisipale doeleindes ten gunste van die plaaslike owerheid soos aangedui op die Algemene Plan.

(3) ERWE 2663 EN 2707

Die erf is onderworpe aan 'n 4m serwituut vir munisipale doeleindes ten gunste van die plaaslike owerheid soos aangedui op die Algemene Plan.

(4) **ERWE 2707 TOT 2718**

Die erf is onderworpe aan 'n Reg van Deurgang 15,74 meter wyd ten gunste van die Algemene Publiek soos sal blyk uit die Notariële Akte van Serwituut K296/1966-S en soos aangedui op die Algemene Plan.

(5) **ERVEN 2639 TOT 2867**

By oordrag, moet die eienaar van elke erf outomaties 'n lid word van die Thatchfield Inwonersberening en 'n lid bly totdat sy of hy ophou om 'n geregistreerde eienaar van die erf te wees, sodanige voorwaarde in die titelakte van die erf ingesluit moet word.

LOCAL AUTHORITY NOTICE 3443

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
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 the township **Rua Vista Extension 9** to be an approved township, subject to the conditions set out in the Schedule hereto.

GO 15/3/2/93/71

ANNEXURE

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY MIDRAND REAL ESTATE (PROPRIETARY) LIMITED UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965, FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 300 (A PORTION OF PORTION 299) OF THE FARM OLIEVENHOUTBOSCH NO. 389-J.R., PROVINCE OF GAUTENG, HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

1.1 Name

The name of the township shall be Rua Vista Extension 9.

1.2 Design

The township shall consist of erven as indicated on General Plan S.G. No. 3047/2005.

1.3 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), (c) and (d) hereof the local authority shall be entitled to do the work at the cost of the township owner.

1.4 Access

- (a) Ingress to and egress from the township shall be to and from Brakfontein Road.
- (b) No ingress from Brakfontein Road to the township and no egress to Brakfontein Road from the township on the south western portions, as indicated on the General Plan, shall be permitted.

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 the following servitude which only affects Erven 2707 to 2718 in the township:

"Kragtens Notariële Akte van Serwituut Nr. 296/1966-S gedateer 10 Maart, is die eiendom hiermee getransporeer, onderworpe aan 'n Reg van Deurgang 15,74 meter wyd ten gunste van die algemene publiek, welke deurgangsreg aangedui word deur die figuur C.D.E.F.G.H.J.K.C. op Kaart S.G. Nr. A.5510/1979 geheg aan Serifikaat van Geregistreeerde Titel T.14733/1980."

1.6 Obligations in regard to essential services

The township owner shall within such period as the local authority may determine, fulfil it's obligations in respect of the provision of water, electricity and sanitary services and the installation of systems therefor, as previously agreed upon between the township owner and the local authority.

1.7 Formation and Duties of Residents Association

The applicant shall properly and legally constitute a Residents' Association to the satisfaction of the Council before the transfer of the first erf, which Association shall not be deregistered without the consent of the Council.

- (a) The access erven (Erven 2868 and 2869) shall be registered in the name of the Residents Association and the said road portion shall not be sold or in any way disposed of without the prior consent of the Council.
- (b) Each and every owner of Erven 2639 to 2867 shall become a member of the Residents Association upon transfer of the erf.
- (c) The Residents' Association shall have full legal power to levy from each and every member the costs incurred in fulfilling its function, and shall have legal resource to recover such fees in the event of a default in payment by any member.
- (d) The Council shall not be responsible for the malfunction of the surfacing of the access way and/or the stormwater drainage system, and/or any essential services across erven 2868 and 2869, with the exception of the sewerage and water system.
- (e) Erven 2868 and 2869 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

1.8 Acceptance and Disposal of Stormwater

- (a) The stormwater plan for this township must be integrated with the greater stormwater master plan for the total relevant catchment area including adjoining areas.
- (b) The low points in roads and the accumulation of stormwater in crescents, culs-de-sac and lower lying erven must be drained to the satisfaction of the local authority.

1.9 Precautionary Measures

The township owner shall at his 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 the streets area sealed with tar, cement or bitumen;

- (b) Trenches and excavation 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.

1.10 Construction Report and Dolomite Risk Management Plan

The township owner shall submit:

- (a) A Construction Report, confirming the conditions on site and the positioning of structures and wet services. A table indicating the stand sizes, risk classification and D designation for each stand within the township must be included.
- (b) A Dolomite Risk Management Plan, specific to the development. The legal transfer of the responsibility for the management of the Risk Management Plan to a representative Body Corporate or similar as applicable must be included.

1.11 The Developer's Obligations

Provision of detailed Engineering Drawings:

- (a) The developer must submit to the CTMM complete detail design drawings in respect of roads and stormwater infrastructure for approval prior to the commencement of the construction of the said services.
- (b) The detail design drawings will only be evaluated after the required Services Report with regard to roads and stormwater has been approved.
- (c) The developer must obtain a way leave from the Council prior to commencement of construction work, if such work will be done on Council property.
- (d) The developer shall at his own expense make arrangements to the satisfaction of the Council for the development of a private open space recreational area to be situated on Erf 5061 in the proposed township of The Reeds Ext. 38, which the owners of erven 2639 to 2867 shall be entitled to utilize.

2. CONDITIONS OF TITLE

THE ERVEN MENTIONED HEREUNDER SHALL BE SUBJECT TO THE CONDITIONS AS INDICATED IMPOSED BY THE ADMINISTRATOR IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1965.

(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 2m 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) **ERVEN 2654, 2791, 2795, 2797, 2808, 2811, 2812, 2815, 2816, 2819, 2820, 2823, 2855, 2858, 2861, 2862, 2865 AND 2866**

The erf is subject to a 3m servitude for municipal purposes in favour of the local authority, as indicated on the general plan.

- (3) **ERVEN 2663 AND 2707**

The erf is subject to a 4m servitude for municipal purposes in favour of the local authority, as indicated on the general plan.

- (4) **ERVEN 2707 TO 2718**

"Die erf is onderworpe aan 'n Reg van Deurgang 15,74 meter wyd ten gunste van die Algemene Publiek soos sal blyk uit die Notariële Akte van Serwituut K296/1966-S en soos aangedui op die Algemene Plan."

- (5) **ERVEN 2639 TO 2867**

Upon transfer the owner of each erf must automatically become a member of the Thatchfield Residents Association and remain a member until he or she cease to be a registered owner of that erf, which condition must be included in the title deed of the erf.

PLAASLIKE BESTUURSKENNISGEWING 3444

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT
CENTURION WYSIGINGSKEMA 1496C**

Die Administrateur verklaar hierby, ingevolge die bepalings van Artikel 89 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1965, dat hy 'n wysigingskema, synde 'n wysiging van Centurion Dorpsbeplanningskema 1992, wat uit dieselfde grond as die dorp Rua Vista Uitbreiding 9 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 Stadsklerk Centurion, en is beskikbaar vir inspeksie te alle redelike tye.

Hierdie wysiging staan bekend as Centurion Wysigingskema 1496C
GO 15/3/2/93/71

LOCAL AUTHORITY NOTICE 3444

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY
CENTURION AMENDMENT SCHEME 1496C**

The Administrator hereby, in terms of the provisions of Section 89 of the Town-planning and Townships Ordinance, 1965, declares that he approved an amendment scheme, being an amendment of Centurion Town-planning Scheme 1992, comprising the same land as included in the township of Rua Vista Extension 9.

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 Town Clerk Centurion, and are open for inspection at all reasonable times

The amendment is known as Centurion Amendment Scheme 1496C
GO 15/3/2/93/71

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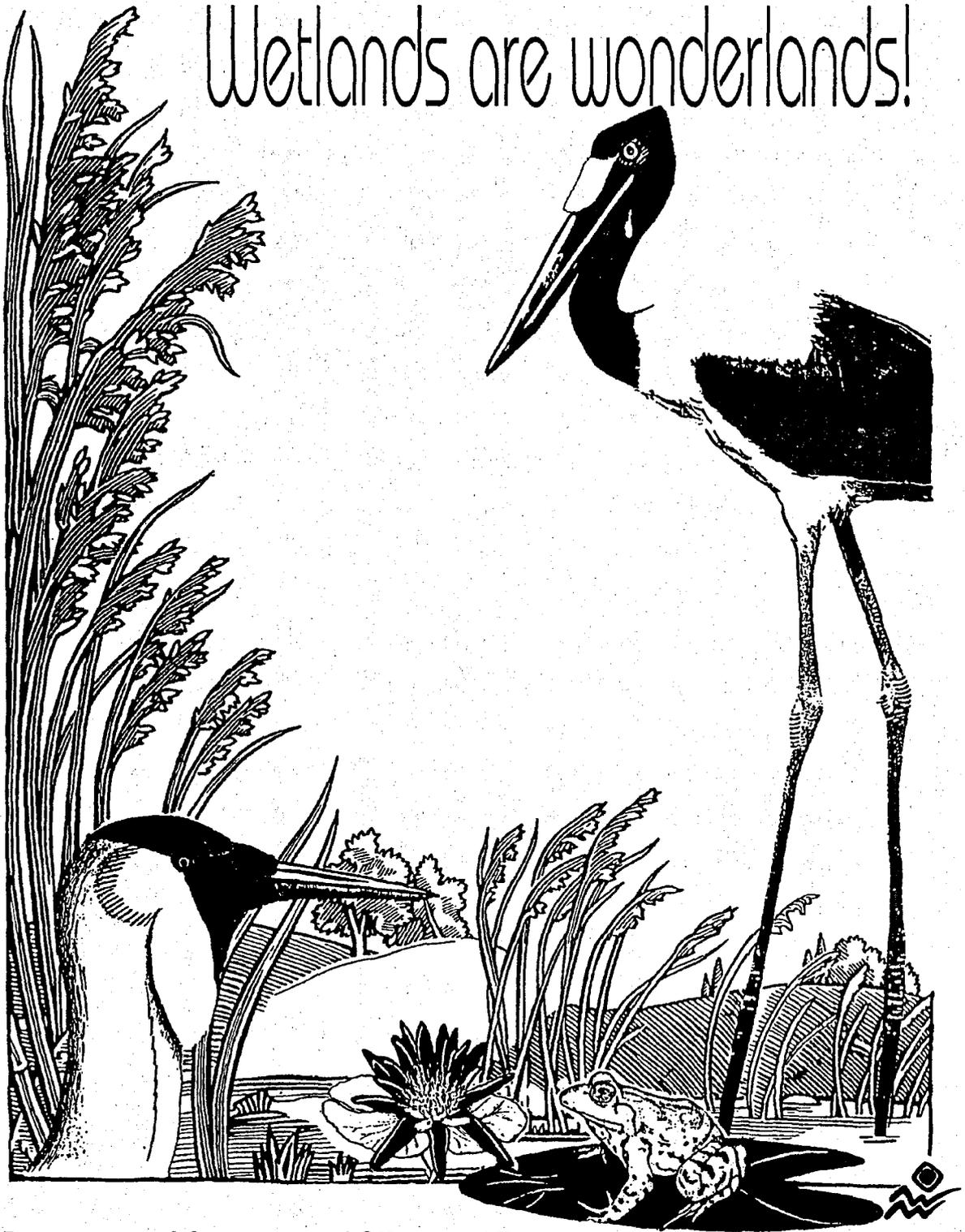
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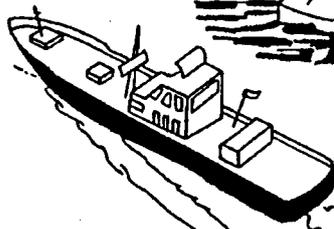
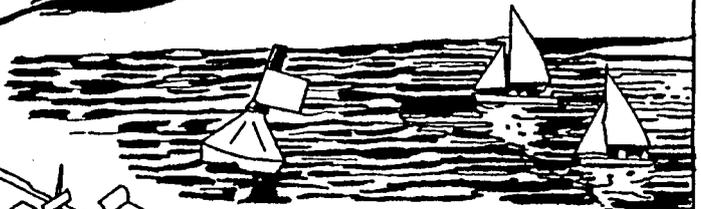
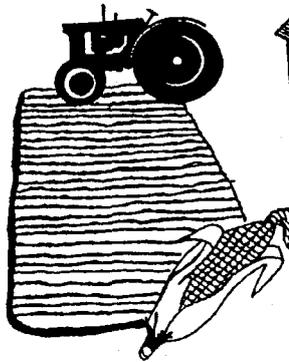
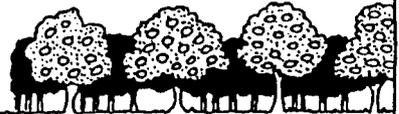
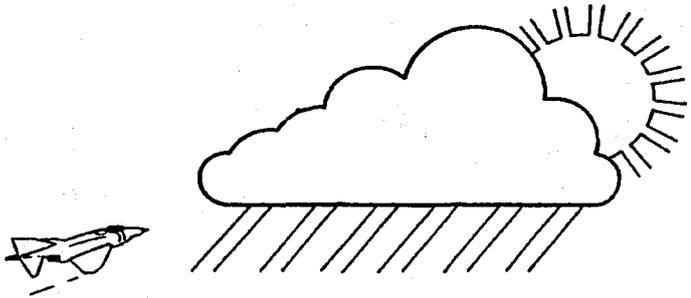
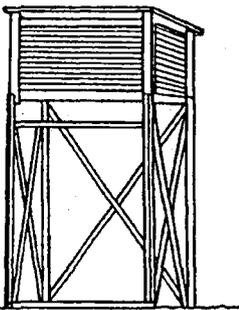
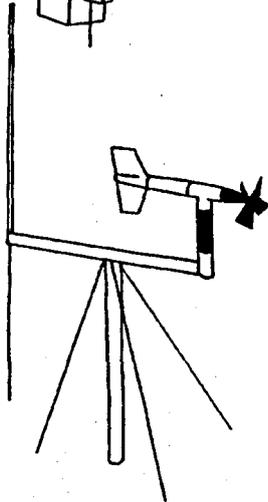
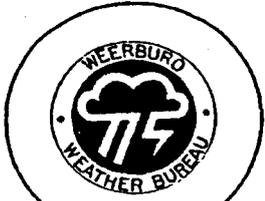
Wetlands are wonderlands!



Department of Environmental Affairs and Tourism

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