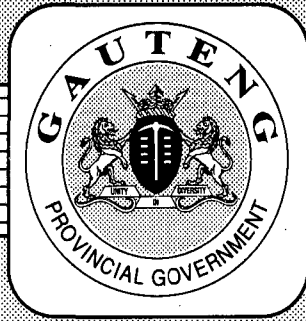


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**Provincial Gazette Extraordinary  
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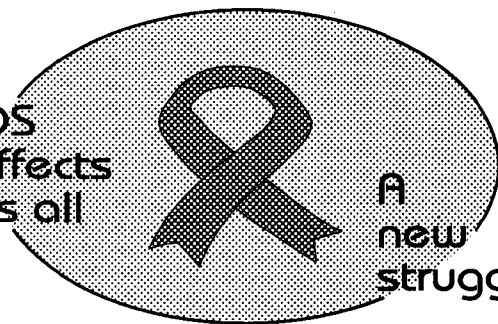
**Vol. 7**

**PRETORIA, 15 AUGUST  
AUGUSTUS 2001**

**No. 161**

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

AIDS  
affects  
us all



A  
new  
struggle

**Prevention is the cure**

**AIDS**

**HELPLINE**

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DEPARTMENT OF HEALTH

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## GENERAL NOTICES • ALGEMENE KENNISGEWINGS

### NOTICE 4921 OF 2001

#### CITY OF TSHWANE METROPOLITAN MUNICIPALITY

##### DECLARATION AS APPROVED TOWNSHIP

In terms of section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986), the City of Tshwane Metropolitan Municipality hereby declares **Irene Extension 5** to be an approved township subject to the conditions set out in the Annexure hereto.

#### ANNEXURE

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION OF TOWNSHIP ESTABLISHMENT WAS DONE BY IRENE REALISATION COMPANY (PROPRIETARY) LIMITED (HEREINAFTER REFERRED TO AS THE TOWNSHIP APPLICANT AND BEING THE REGISTERED OWNER OF THE LAND) IN TERMS OF THE PROVISIONS OF PART C OF CHAPTER 3 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE No. 15 OF 1986), WITH CONSENT TO ESTABLISH A TOWN ON PORTION 710 OF THE FARM DOORNKLOOF 391 JR.

#### 1. CONDITIONS OF ESTABLISHMENT

##### (1) NAME

The name of the township is **Irene Extension 5**.

##### (2) DESIGN

The township shall consist of erven and streets as indicated on General Plan No. 1551/2001.

##### (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 rights which shall not be passed on to the erven in the township:

- (i) "SUBJECT to Notarial Deed of Servitude No. 125/1904 registered on the 13 th June 1904, in respect of certain dams, water furrows and water rights";
- (ii) "SUBJECT to the terms of an Order of the Water Court true copy marked "B" of which is annexed to Deed of Transfer No. 10851/1920";
- (iii) "Subject to a right of way leave for the conveyance of electricity and a site 9,45 x 9,45 metres for use as an electrical substation in favour of The Town Council of Pretoria, as will more fully appear from Notarial Deed No. 478/1931 S";
- (iv) "ENTITLED to the terms of Notarial Deed No. 210/1931S, relating to the rights to water in the Kaalspruit and water in the Hennopsriver above the Eastern boundary of the farm Zwartkop No. 476, district, Pretoria, as will more fully appear from the said Notarial Deed.

The owners of the property hereby transferred shall not be entitled to exercise any riparian water rights to which the land is at present entitled, which rights shall alone be exercised by the owners of the Remaining Extent of Portion called Irene of the said farm, presently measuring 920.1142 Hectares, or such reduced area as may exist from time to time as presently held under Certificate of Registered Title No. 24794/1954, dated 23rd September, 1954, Deeds of Transfer Nos 6826/1951 dated 20 th March, 1951, 24973/1954 dated 23 rd September 1954 and 858/1950 dated 19 January, 1950";

### KENNISGEWING 4921 VAN 2001

#### STAD VAN TSHWANE

##### VERKLARING AS GOEDGEKEURDE DORP

In terme van artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No. 15 van 1986), verklaar die Stad Tshwane Metropolitaanse Munisipaliteit **Irene Uitbreiding 5** as 'n goedgekeurde dorp, onderworpe aan die voorwaardes soos in die Bylae hieronder uiteengesit.

STAAT VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR IRENE VILLAGE DEVELOPMENT (EIENDOMS) BEPERK, IRENE REALISATION COMPANY (PROPRIETARY) LIMITED, (HIERNA DIE DORPSTIGTERS GENOEM) INGEVOLGE DIE BEPALINGS VAN DEEL C VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 710 VAN DIE PLAAS DOORNKLOOF 391 JR, TOEGESTAAN IS

#### 1. STIGTINGSVOORWAARDES

##### (1) NAAM

Die naam van die dorp is **Irene Uitbreiding 5**.

##### (2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan No. 1551/2001.

##### (3) BESIKKING OOR BESTAANDE TITELVOORWAARDES

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

(a) die volgende regte wat nie aan die erwe in die dorp oorgedra moet word nie:

- (i) "SUBJECT to Notarial Deed of Servitude No. 125/1904 registered on the 13 th June 1904, in respect of certain dams, water furrows and water rights";
- (ii) "SUBJECT to the terms of an Order of the Water Court true copy marked "B" of which is annexed to Deed of Transfer No. 10851/1920";
- (iii) "Subject to a right of way leave for the conveyance of electricity and a site 9,45 x 9,45 metres for use as an electrical substation in favour of The Town Council of Pretoria, as will more fully appear from Notarial Deed No. 478/1931 S";
- (iv) "ENTITLED to the terms of Notarial Deed No. 210/1931S, relating to the rights to water in the Kaalspruit and water in the Hennopsriver above the Eastern boundary of the farm Zwartkop No. 476, district, Pretoria, as will more fully appear from the said Notarial Deed.

The owners of the property hereby transferred shall not be entitled to exercise any riparian water rights to which the land is at present entitled, which rights shall alone be exercised by the owners of the Remaining Extent of Portion called Irene of the said farm, presently measuring 920.1142 Hectares, or such reduced area as may exist from time to time as presently held under Certificate of Registered Title No. 24794/1954, dated 23rd September, 1954, Deeds of Transfer Nos 6826/1951 dated 20 th March, 1951, 24973/1954 dated 23 rd September 1954 and 858/1950 dated 19 January, 1950";

- (v) "To an electric way leave as shown on the diagram SG No A2659/54 annexed to the aforesaid Deed of Transfer of portion 31 (a portion of portion called Irene) together with the right to go on to the property, to maintain, repair, place and generally for the purpose of keeping the said electric line in good order and condition";
- (vi) "ENTITLED to the terms of Notarial Deed No. 210/1931 S relating to the rights to water in the Kaalspruit and water in the Hennopsrivier above the Eastern boundary of the farm Zwartkop No. 356 J.R. district of Pretoria, as will more fully appear from the said Notarial Deed";
- (vii) SUBJECT to a right of way leave for the conveyance of electricity in favour of the Town Council of Pretoria, as will more fully appear from Notarial Deed No. 478/1931 S";
- (viii) By virtue of Notarial Deed No. 1235/57 S the right has been granted to the CITY COUNCIL OF PRETORIA to convey electricity over the said property together with ancillary rights and such other conditions, as will more fully appear from the said Notarial Deed, registered on the 10th December 1957.
- (b) The following rights that does not affect the township:
- (i) "PORTION 31 (a Portion of Portion 1) of the farm DOORNKLOOF 391, Registration Division J.R., Province Gauteng, is by virtue of Notarial Deed K5483/96 S SUBJECT to a Perpetual Servitude 3 metres wide for municipal purposes, in favour of the TOWN COUNCIL OF CENTURION, the centre line of which is indicated by the line AB on Diagram SG No 972/1996 annexed to the said Notarial Deed";
- (ii) "BY NOTARIAL DEED K511/56S dated the 27th September 1965 the former remaining extent of portion called Irene in extent 646,2647 hectares, a portion whereof is hereby transferred, is subject to a perpetual servitude to convey water by means of pipelines in favour of the RAND WATER BOARD, as will more fully appear from the said notarial deed";
- (iii) The former remaining extent of portion 1 of the said farm, measuring 621,8675 hectares, or any reduced area thereof a portion of which is hereby transferred is entitled to certain servitudes over portion 114 (a portion of portion called Irene) measuring 15.1500 hectares held by Deed of Transfer No. T18746/1971";
- (iv) By Notarial Deed K423/88 the former remaining extent of portion 1 of the said farm measuring 575,7624 hectares, a portion whereof is hereby transferred, is subject to a pipeline servitude 6 metres wide indicated by the figure ABCDEF on diagram SG 9376/85 in favour of the TOWN COUNCIL OF VERWOERDBURG";
- (v) The former remaining extent of portion 1 of the said farm measuring 575,7624 hectares, portion whereof is hereby transferred, is entitled to servitudes of aquaduct, power line right of way and dam wall, together with ancillary rights over Portion 143 (A PORTION OF PORTION 1) OF THE SAID FARM AS HELD UNDER deed of transfer no T17417/79";
- (vi) "The former remaining extent of portion 1 of the said farm, measuring 548,2760 hectares, is entitled to a servitude of aquaduct, the route which is still to be determined, over portion 163 (a portion of portion 1) of the said farm as held under DEED OF TRANSFER No T53696/87";
- (v) "To an electric way leave as shown on the diagram SG No A2659/54 annexed to the aforesaid Deed of Transfer of portion 31 (a portion of portion called Irene) together with the right to go on to the property, to maintain, repair, place and generally for the purpose of keeping the said electric line in good order and condition";
- (vi) "ENTITLED to the terms of Notarial Deed No. 210/1931 S relating to the rights to water in the Kaalspruit and water in the Hennopsrivier above the Eastern boundary of the farm Zwartkop No. 356 J.R. district of Pretoria, as will more fully appear from the said Notarial Deed";
- (vii) SUBJECT to a right of way leave for the conveyance of electricity in favour of the Town Council of Pretoria, as will more fully appear from Notarial Deed No. 478/1931 S";
- (viii) By virtue of Notarial Deed No. 1235/57 S the right has been granted to the CITY COUNCIL OF PRETORIA to convey electricity over the said property together with ancillary rights and such other conditions, as will more fully appear from the said Notarial Deed, registered on the 10th December 1957.
- (b) Die volgende regte wat nie die dorp raak nie:
- (i) "PORTION 31 (a Portion of Portion 1) of the farm DOORNKLOOF 391, Registration Division J.R., Province Gauteng, is by virtue of Notarial Deed K5483/96 S SUBJECT to a Perpetual Servitude 3 metres wide for municipal purposes, in favour of the TOWN COUNCIL OF CENTURION, the centre line of which is indicated by the line AB on Diagram SG No 972/1996 annexed to the said Notarial Deed";
- (ii) "BY NOTARIAL DEED K511/56S dated the 27th September 1965 the former remaining extent of portion called Irene in extent 646,2647 hectares, a portion whereof is hereby transferred, is subject to a perpetual servitude to convey water by means of pipelines in favour of the RAND WATER BOARD, as will more fully appear from the said notarial deed";
- (iii) The former remaining extent of portion 1 of the said farm, measuring 621,8675 hectares, or any reduced area thereof a portion of which is hereby transferred is entitled to certain servitudes over portion 114 (a portion of portion called Irene) measuring 15.1500 hectares held by Deed of Transfer No. T18746/1971";
- (iv) By Notarial Deed K423/88 the former remaining extent of portion 1 of the said farm measuring 575,7624 hectares, a portion whereof is hereby transferred, is subject to a pipeline servitude 6 metres wide indicated by the figure ABCDEF on diagram SG 9376/85 in favour of the TOWN COUNCIL OF VERWOERDBURG";
- (v) The former remaining extent of portion 1 of the said farm measuring 575,7624 hectares, portion whereof is hereby transferred, is entitled to servitudes of aquaduct, power line right of way and dam wall, together with ancillary rights over Portion 143 (A PORTION OF PORTION 1) OF THE SAID FARM AS HELD UNDER deed of transfer no T17417/79";
- (vi) "The former remaining extent of portion 1 of the said farm, measuring 548,2760 hectares, is entitled to a servitude of aquaduct, the route which is still to be determined, over portion 163 (a portion of portion 1) of the said farm as held under DEED OF TRANSFER No T53696/87";

(vii) "the former remaining extent of portion 1 of the said farm measuring 461,8574 hectares, portion whereof is hereby transferred is subject—

(aa) by Notarial Deed K2216/90 to a perpetual servitude for municipal purposes in favour of the CITY COUNCIL OF CENTURION as will appear from the said notarial deed.

(bb) By Notarial Deed K2217/80S to a servitude 4 metres wide for municipal purposes in favour of the CITY COUNCIL OF CENTURION as will more fully appear from reference to the said notarial deed.

(cc) By Notarial Deed K3345/91 to a servitude 3 metres wide, for main sewerage pipeline purposes to be installed in favour of the CITY COUNCIL OF CENTURION along a route as more fully described in the said notarial deed and diagram annexed";

(viii) "the remaining extent of portion 1 and the said farm measuring 455,8143 hectares, a portion of which is hereby transferred, is subject—

(aa) by virtue of Notarial Deed K5651/91S subject to a right of way in favour of DOORKLOOF CENTRE (PROPRIETARY) LIMITED, as will more fully appear from reference to the said Notarial Deed;

(bb) by virtue of National Deed of Servitude K5299/93S subject to the following servitudes—

(i) a sewerage pipeline servitude 7 metres wide indicated by the reference line ABCD and EFGHJKL MNPQRSTUWXYZ A'B'C' (middle of Hennops river) on diagram LG NO A1630/78;

(ii) a sewerage pipeline servitude 3 metres wide, the centre line whereof is indicated by the figure B' D' E' F' G' and D' H' and H' J' K' L' M' N' P' U' and Z' R' S' T' U' V' W' X' Y' Z' on diagram LG A 1630/78;

all as will more fully appear from reference to the said Notarial Deed".

(ix) "By virtue of Notarial Deed K4462/97 the property held hereunder is subject to a servitude of right of way in favour of—

PORTIONS 307 (a portion of Portion 1) of the said farm held under DEED OF TRANSFER NO T75641/97; AND

PORTION 325 (a portion of portion1) OF THE SAID FARM AS HELD UNDER CERTIFICATE OF REGISTERED TITLE T75638/97."

(x) "By virtue of Notarial Deed K4464/97S the said property held hereunder is entitled to a servitude of right of way and water pipeline servitude over PORTION 330 of the farm DOORKLOOF 391 REGISTRATION DIVISION JR GAUTENG, as held under T75645/97".

(xi) "By virtue of Notarial Deed of servitude K2924/99S dated 26 March 1999 the within mentioned property is subject to a servitude of sewerage 4 metres wide for municipal purposes the centre line marked ABC on the attached diagram SG No 10947/1996 IN FAVOUR OF THE TOWN COUNCIL OF CENTURION as will more fully appear from the said notarial deed of servitude".

(vii) "the former remaining extent of portion 1 of the said farm measuring 461,8574 hectares, portion whereof is hereby transferred is subject—

(aa) by Notarial Deed K2216/90 to a perpetual servitude for municipal purposes in favour of the CITY COUNCIL OF CENTURION as will appear from the said notarial deed.

(bb) By Notarial Deed K2217/80S to a servitude 4 metres wide for municipal purposes in favour of the CITY COUNCIL OF CENTURION as will more fully appear from reference to the said notarial deed.

(cc) By Notarial Deed K3345/91 to a servitude 3 metres wide, for main sewerage pipeline purposes to be installed in favour of the CITY COUNCIL OF CENTURION along a route as more fully described in the said notarial deed and diagram annexed";

(viii) "the remaining extent of portion 1 and the said farm measuring 455,8143 hectares, a portion of which is hereby transferred, is subject—

(aa) by virtue of Notarial Deed K5651/91S subject to a right of way in favour of DOORKLOOF CENTRE (PROPRIETARY) LIMITED, as will more fully appear from reference to the said Notarial Deed;

(bb) by virtue of National Deed of Servitude K5299/93S subject to the following servitudes—

(i) a sewerage pipeline servitude 7 metres wide indicated by the reference line ABCD and EFGHJKL MNPQRSTUWXYZ A'B'C' (middle of Hennops river) on diagram LG NO A1630/78;

(ii) a sewerage pipeline servitude 3 metres wide, the centre line whereof is indicated by the figure B' D' E' F' G' and D' H' and H' J' K' L' M' N' P' U' and Z' R' S' T' U' V' W' X' Y' Z' on diagram LG A 1630/78;

all as will more fully appear from reference to the said Notarial Deed".

(ix) "By virtue of Notarial Deed K4462/97 the property held hereunder is subject to a servitude of right of way in favour of—

PORTIONS 307 (a portion of Portion 1) of the said farm held under DEED OF TRANSFER NO T75641/97; AND

PORTION 325 (a portion of portion1) OF THE SAID FARM AS HELD UNDER CERTIFICATE OF REGISTERED TITLE T75638/97."

(x) "By virtue of Notarial Deed K4464/97S the said property held hereunder is entitled to a servitude of right of way and water pipeline servitude over PORTION 330 of the farm DOORKLOOF 391 REGISTRATION DIVISION JR GAUTENG, as held under T75645/97".

(xi) "By virtue of Notarial Deed of servitude K2924/99S dated 26 March 1999 the within mentioned property is subject to a servitude of sewerage 4 metres wide for municipal purposes the centre line marked ABC on the attached diagram SG No 10947/1996 IN FAVOUR OF THE TOWN COUNCIL OF CENTURION as will more fully appear from the said notarial deed of servitude".

(xii) In terms of Notarial Deed of servitude K 1235/57S the property hereby transferred is subject to a servitude whereof the line ab represents the centre line of an overhead electric power line servitude with underground electric cables vide Diagram SG No A 3162/46 as will more fully appear from reference to the said notarial deed".

(xiii) "Notice of expropriation no. EX 396/98".

(c) The servitude in favour of Portion 671 of the farm Doornkloof 391 JR to be registered, which only affects erven 1059 and 1060 in the township.

(d) The servitude in favour of Erf 1072 to be registered, which only affects Erf 1073 in the township.

#### (4) PRECAUTIONARY MEASURES

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

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

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

#### (5) REFUSE REMOVAL

When required to do so by the City of Tshwane Metropolitan Municipality the owner of the township is, at his own expense, to have rubble within the township area removed to the satisfaction of the Council.

#### (6) RELOCATION AND/OR REMOVAL OF MUNICIPAL OR TELKOM SERVICES

If it becomes necessary to relocate or remove any existing municipal and Telkom services as a result of establishing the township, the owner of the township is to bear the cost of this.

#### (7) TRANSFER OF ERVEN

Erf 1087 shall, at the expense of the township owner, be transferred to a company, to be registered, according to the Section 21 Company Act, 1973, or to a similar entity, which shall be administered by the members of such company or entity.

### 2. TITLE CONDITIONS

The erven mentioned here below shall be subject to the conditions as imposed by the City of Tshwane Metropolitan Municipality in terms of the provisions of the Town-planning Ordinance, 1986 (Ordinance 15 of 1986):

#### (1) ALL ERVEN

(a) All erven are subject to a Servitude 3m wide in favour of the local authority for 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 access the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any 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 2 m 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.

(xii) In terms of Notarial Deed of servitude K 1235/57S the property hereby transferred is subject to a servitude whereof the line ab represents the centre line of an overhead electric power line servitude with underground electric cables vide Diagram SG No A 3162/46 as will more fully appear from reference to the said notarial deed".

(xiii) "Notice of expropriation no. EX 396/98".

(c) Die servituut ten gunste van Gedeelte 671 van die plaas Doornkloof 391 JR wat geregistreer staan te word en wat slegs Erwe 1059 en 1060 in die dorp raak.

(d) Die servituut ten gunste van Erf 1072 wat slegs Erf 1073 in die dorp raak.

#### (4) VOORKOMENDE MAATREËLS

Die dorpsdigter 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, kabels of vir enige ander doeleindes behoorlik met klam grond in lae wat nie dikker as 150 mm is nie, opgevul word en gekompakteer word totdat dieselfde verdigtingsgraad as wat die omliggende materiaal het, verkry is.

#### (5) VERWYDERING VAN ROMMEL

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

#### (6) VERSKUIWING OF DIE VERVANGING VAN MUNISIPALE EN TELKOM DIENSTE

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

#### (7) OORDRAG VAN ERWE

Erf 1087 moet deur deur en op koste van die dorpsreëniger oorgegee word na 'n maatskappy geregistreer ingevolge Artikel 21 van die Maatskappy Wet, 1973, of na 'n soortgelyke wetlike entiteit, welke maatskappy of entiteit geadmineistreer sal word deur 'n ledevereniging.

### 2. TITELVOORWAARDES

Voorwaardes opgelê deur die plaaslike bestuur kragtens die bepalinge van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986):

#### (1) ALLE ERWE

(a) Die erf is onderworpe aan 'n servituut 3 m breed, vir riolerings- en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele servituut vir munisipale doeleindes 2 m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van enige sodanige servituut mag afsien.

(b) Geen gebou of ander struktuur mag binne die voornoemde servituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige servituut of binne 'n afstand van 2 m daarvan 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 goedgekeurde noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde servituut 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 verwydering van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

(d) Each owner of an erf in the township will become a member of the owners association with the transfer of the specific erf.

(2) ERVEN 1056, 1058, 1065, 1070, 1075, 1084, 1067, 1100, 1101, 1107, 1108, 1109

The erven are subject to servitude for municipal purposes in favour of the local authority, as indicated on the general plan.

(d) Die eienaar van elke erf in die dorp sal tydens die oordrag van daardie erf 'n lid word van die ledevereniging.

(2) ERWE 1056, 1058, 1065, 1070, 1075, 1084, 1067, 1100, 1101, 1107, 1108, 1109

Die erwe is onderhewig aan 'n servituut vir munisipale doeleindes 3 m wyd, ten gunste van die Plaaslike Bestuur, soos aangedui op die Algemene Plan.

**NOTICE 4922 OF 2001**

LOCAL AUTHORITY NOTICE

**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

**VERWOERDBURG AMENDMENT SCHEME 891**

The City of Tshwane Metropolitan Municipality in terms of the provisions of section 125 of the Town-Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), declares that it has approved an amendment scheme, being an amendment of the Verwoerdburg Town-Planning Scheme, 1992, comprising the same land as included in the Township of Irene Extension 5.

Map 3 and the schedule of the amendment scheme are filed with the Director-General: Development Planning, Gauteng Provincial Government, Germiston, and the Area Co-ordinator, Southern Regional Office, City of Tshwane Metropolitan Municipality and are open for inspection at all reasonable times.

This amendment is known as Verwoerdburg Amendment Scheme 891 and will be effective as from the date of this publication.

**W. P. DE KOCK, Area Co-ordinator**

Southern Regional Office, City of Tshwane Metropolitan Municipality; P.O. Box 14013, Centurion, 0140, corner of Basden Avenue and Rabie Street, Lyttelton Agricultural Holdings.

(File No. 16/3/1/446)

**KENNISGEWING 4922 VAN 2001**

PLAASLIKE BESTUURSKENNISGEWING

**STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT**

**VERWOERDBURG-WYSIGINGSKEMA 891**

Die Stad Tshwane Metropolitaanse Munisipaliteit verklaar hierby ingevolge die bepalings van artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), dat dit 'n wysigingskema synde 'n wysiging van Verwoerdburg-dorpsbeplanningkema, 1992, wat uit dieselfde grond as die dorp Irene Uitbreiding 5 bestaan, goedgekeur het.

Kaart 3 en die skedules van die wysigingskema word in bewaring gehou deur die Direkteur-Generaal, Ontwikkelingsbeplanning, Gauteng Provinsiale Regering, Germiston, en die Area Koördineerder, Suidelike Streek Kantoor, Stad Tshwane Metropolitaanse Munisipaliteit en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Verwoerdburg-wysigingskema 891 en sal van krag wees vanaf datum van hierdie kennisgewing.

**W. P. DE KOCK, Area Koördineerder**

Suidelike Streek Kantoor, Stad Tshwane Metropolitaanse Munisipaliteit; Posbus 14013, Centurion, 0140, hoek van Basden- en Rabiestraat, Lyttelton-landbouhewes.

(Leër No. 16/3/1/446)

**NOTICE 4919 OF 2001**

DECLARATION AS APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986), the City of Johannesburg declares **North Riding Extension 46** to be an approved township subject to the conditions set out in the Schedule hereto.

**SCHEDULE**

STATEMENT OF THE CONDITIONS UNDER WHICH THE APPLICATION MADE BY BALWIN PROPERTIES CC (HEREINAFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE No. 15 of 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 339 (A PORTION OF PORTION 269) AND PORTION 340 (A PORTION OF PORTION 269) OF THE FARM OLIEVENHOUTPOORT 196 IQ HAS BEEN GRANTED

**1. CONDITIONS OF ESTABLISHMENT**

(1) NAME

The name of the township shall be **North Riding Extension 46**.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No. 1719/2001.

(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 channeling of the streets therein together with the provision of such retaining walls as may be considered necessary by the local authority.

**KENNISGEWING 4919 VAN 2001**

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No. 15 van 1986), verklaar die Stad Johannesburg hiermee die dorp **North Riding Uitbreiding 46** tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

**BYLAE**

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR BALWIN PROPERTIES BK (HIERNA DIE AANSOEKDOENER/DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORSBEPLANNING EN DORPE, 1986 (ORDONNANSIE No. 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 339 ('N GEDEELTE VAN GEDEELTE 269) EN GEDEELTE 340 ('N GEDEELTE VAN GEDEELTE 269) EN VAN DIE PLAAS OLIEVENHOUTPOORT 196 IQ TOEGESTAAN IS

**1. STIGTINGSVOORWAARDES**

(1) NAAM

Die naam van die dorp is **North Riding Uitbreiding 46**.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG Nr 1719/2001.

(3) STORMWATERDREINERING 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.

- (b) The scheme referred to in (a) shall indicate the route and gradient by which each erf gains access to the street on which it abuts.
- (c) The township owner shall, when required by the local authority to do so, carry out the approved scheme at his own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.
- (d) 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 sub-clause (c).
- (e) Should the township owner fail to comply with the provisions of sub-clauses (a), (b), (c) or (d) hereof, the local authority shall be entitled to do the work at the cost of the township owner.

#### (4) WATER AND SEWERAGE

The township owner shall appoint an approved professional engineer who shall be responsible for the design and construction of the water supply and sewerage reticulation systems in accordance with the following documents:

- (a) The Town Planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986).
- (b) "Guidelines for the Provisions of Engineering Services in Residential Townships (Department of Community Development, 1983)", as revised from time to time.
- (c) Former Randburg Council Resolution No. A10023 dated 30 April 1986.

#### (5) ELECTRICITY

Where private contractors do the electrical installation, the developer shall appoint a professional engineer who shall be responsible for the design and construction of the electricity distribution and reticulation system once the power connection exceeds 800 kVA or where a medium voltage installation forms part of the reticulation system. The electrical installation shall be done in accordance with the following:

- (a) The Town-planning and Townships Ordinance, 1986.
- (b) SABS 0142 as revised from time to time.
- (c) "Guidelines for the Provisions of Engineering Services in Residential Townships (Department of Community Development, 1983)", as revised from time to time.

#### (6) 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.

#### (7) ENDOWMENT

The township owner shall, in terms of the provisions of Section 98 (2) of the Town Planning and Townships Ordinance, 15 of 1986, pay a lump sum endowment to the local authority for the provision of land for a park (public open space).

#### (8) ACCESS

No access to or egress from the township shall be permitted along the proposed Provincial Road PWV3.

#### (9) ACCEPTANCE AND DISPOSAL OF STORMWATER

The township owner shall arrange for the drainage of the township to fit in with that of the proposed PWV3 road and that the stormwater run-off being diverted from the road, be received and be disposed of.

- (b) Die skema waarna in (a) verwys word, moet die roete en helling aandui deur middel waarvan elke erf toegang tot die aangrensende straat verkry.
- (c) 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.
- (d) Die dorpseienaar is verantwoordelik vir die instandhouding van die strate tot bevrediging van die plaaslike bestuur tot die strate ooreenkomstig sub-klausule (c) gebou is.
- (e) Indien die dorpseienaar versuim om aan die bepalings van subklausules (a), (b), (c) of (d) hiervan te voldoen, is die plaaslike bestuur geregtig om die werk op koste van die dorpseienaar te doen.

#### (4) WATER EN RIOOL

Die dorpseienaar sal 'n goedgekeurde professionele ingenieur aanstel wie verantwoordelik sal wees vir die ontwerp en konstruksie van die watervoorsiening en rioleringsstelsels in ooreenstemming met die volgende dokumente:

- (a) Die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986).
- (b) "Riglyne vir die Voorsiening van Ingenieursdienste in Residensiële Dorpsgebiede (Departement van Gemeenskapsontwikkeling, 1983)", soos van tyd tot tyd gewysig.
- (c) Voormalige Randburg Raadsbesluit No. A10023 gedateer 30 April 1986.

#### (5) ELEKTRISITEIT

Waar privaat kontrakteurs die elektrisiteits-installasie doen, moet die ontwikkelaar 'n professionele ingenieur aanstel wat verantwoordelik sal wees vir die ontwerp en konstruksie van die elektrisiteitsverspreiding- en retikulasiestelsel sodra die kragaan sluiting 800 kVA oorskry of waar 'n medium spanning installasie deel vorm van die retikulasiestelsel. Die elektriese installasie moet in ooreenstemming met die volgende gedoen word:

- (a) Die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No. 15 van 1986).
- (b) SABS Kode 0142 soos van tyd tot tyd gewysig.
- (c) "Riglyne vir die Voorsiening van Ingenieursdienste in Residensiële Dorpsgebiede (Departement van Gemeenskapsontwikkeling, 1983)", soos van tyd tot tyd gewysig.

#### (6) BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitude, indien enige, met inbegrip van die voorbehoud van die regte op minerale.

#### (7) BEGIFTIGING

Die dorpseienaar sal, ingevolge die bepalings van Artikel 98 (2) van die Dorpsbeplanning en Dorpe Ordonnansie, Nr 15 van 1986, 'n globale bedrag as begiftiging aan die plaaslike bestuur betaal vir die voorsiening van grond vir 'n park (openbare oop ruimte).

#### (8) TOEGANG

Geen toegang tot of uitgang vanuit die voorgestelde Provinsiale Pad PWV3 word na die dorpsgebied toegelaat nie.

#### (9) ONTVANGS EN VERSORGING VAN STORMWATER

Die dorpseienaar moet die stormwaterdreinerings van die dorpsgebied so reël dat dit inpas by dié van die aangrensende strate en alle stormwater wat van die pad afloop of afgelei word, moet ontvang en versorg word.



(10) 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.

(11) PROVISION AND INSTALLATION OF SERVICES

The township owner shall make the necessary arrangements with the local authority for the provision and installation of water, electricity and sanitation as well as the construction of roads and stormwater drainage in the township.

(12) OBLIGATION 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 stormwater drainage and the installation of systems therefore as previously agreed upon between the township owner and the local authority. Erven may not be alienated or be transferred into the name of a purchaser prior to the local authority certifying 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**

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) Each erf is subject to a servitude, 2 m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2 m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.
- (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 2 m 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 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.
- (d) The registered owner of each erf shall, before or during development of the property, erect a physical barrier consisting of a 2m high wire fence, or a fence of such other material as may be approved by the local authority in accordance with the most recent standards of the Department of Transport and Public Works (Gauteng Provincial Government), along the boundary of the property abutting on Road PWV3. The erection of such fence shall be done to the satisfaction of the local authority and such fence shall be maintained by the owner, to the satisfaction of the local authority.

(10) SLOPING VAN GEBOUE EN STRUKTURE

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

(11) VOORSIENING EN INSTALLERING VAN DIENSTE

Die dorpsenaar moet die nodige reëlings met die plaaslike bestuur tref vir die voorsiening en installering van water, elektrisiteit en sanitêre dienste asook die konstruksie van strate en stormwaterdreinerings in die dorpe.

(12) VERPLIGTINGE TEN OPSIGTE VAN DIENSTE EN BEPERKING BETREFFENDE DIE VERVREEMDING VAN ERWE

Die dorpsenaar moet binne sodanige tydperk as wat die plaaslike bestuur mag bepaal, sy verpligtinge met betrekking tot die voorsiening van water, elektrisiteit en sanitêre dienste asook die konstruksie van paaie en stormwaterdreinerings en die installering van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorpsenaar en die plaaslike bestuur, nakom. Geen erwe mag vervreem of oorgedra word in die naam van 'n koper alvorens die plaaslike bestuur bevestig het dat voldoende waarborge/kontantbydraes ten opsigte van die voorsiening van dienste deur die dorpsenaar aan die plaaslike bestuur gelewer of betaal is nie.

**2. TITELVOORWAARDES**

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

(1) ALLE ERWE

- (a) Elke erf is onderworpe aan 'n serwituu 2 m breed, ten gunste van die plaaslike bestuur, vir riolerings- en ander munisipale doeleindes, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituu 2 m breed oor die toegangsdeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituu mag afsien.
- (b) Geen gebou of ander struktuur mag binne die voornoemde serwituu gebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituu of binne 2 m daarvan, 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 goed-dunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituu grens en voorts sal die plaaslike bestuur geregtig wees 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 verwydering van sodanige rioolhoofpypleiding en ander werke veroorsaak word.
- (d) Die geregistreerde eienaar van elke erf moet voor of gedurende die ontwikkeling van die erf, 'n fisiese versperring wat uit 'n 2 m hoë draadheining of 'n heining van sodanige materiaal as wat die plaaslike bestuur mag goedkeur in ooreenstemming met die jongste standaard van die Departement van Vervoer en Publieke Werke (Gauteng Provinsiale Regering), langs die grens van die eiendom aangrensend aan die voorgestelde Pad PWV3, oprig. Die oprigting van sodanige heining moet tot tevredenheid van die plaaslike bestuur gedoen word en sal deur die eienaar, tot tevredenheid van die plaaslike bestuur onderhou word.

(e) Except for the physical barrier referred to in sub-clause (d) above, a swimming bath or any essential storm-water drainage structure, no building, structure or other thing which is attached to the land, even though it does not form part of the land, shall be erected. Furthermore, nothing shall be constructed on or laid within or under or the surface of the erf within a distance less than 20m from the boundary of the erf abutting on Road PWV 3. No alterations or additions to any existing structure or building situated within such distance shall be made, except with the written consent of the Department of Transport and Public Works (Gauteng Provincial Government).

**Executive Director: Development Planning**

August 2001.

(e) Behalwe vir die fisiese versperring waarna in subklousule (d) verwys word, 'n swembad of enige noodsaaklike stormwaterdreineringsstruktuur, mag geen gebou, struktuur of ander ding wat aan die grond geheg is, selfs al vorm dit nie deel van die grond nie, opgerig word nie. Verder sal niks gekonstrueer word op of gelê word binne 'n afstand van minder as 20m vanaf die grens van die erf aangrensend aan die Pad PWV3 nie. Ook mag geen veranderings of aanbouings aan enige bestaande struktuur of gebou geleë binne die vermelde afstand, gedoen word nie, behalwe met die vooraf skriftlike toestemming van die Departement van Vervoer en Publieke Werke (Gauteng Provinsiale Regering).

**Uitvoerende Direkteur: Ontwikkelingsbeplanning**

Augustus 2001.

## NOTICE 4920 OF 2001

### RANDBURG AMENDMENT SCHEME R0030

The City of Johannesburg herewith in terms of the provisions of section 125 (1) (a) of the Town Planning and Townships Ordinance No. 15 of 1986, declares that he has approved an amendment scheme being an amendment of the Randburg Town Planning Scheme, 1976, comprising the same land as included in the Township of North Riding Extension 46.

Map 3 and the scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning: City of Johannesburg and the Director General, Gauteng Provincial Administration, Branch: Community Development, Marshalltown, and are open for inspection at all reasonable times.

This amendment is known as Randburg Amendment Scheme R0030.

**Executive Director: Development Planning**

August 2001

## KENNISGEWING 4920 VAN 2001

### RANDBURG WYSIGINGSKEMA R0030

Die Stad van Johannesburg verklaar hiermee ingevolge die bepalings van artikel 125 (1) (a) van die Ordonnansie op Dorpsbeplanning en Dorpe Nr 15 van 1986, dat hy 'n wysigingskema synde 'n wysiging van die Randburg Dorpsbeplanningskema, 1976, wat uit dieselfde grond as die dorp North Riding Uitbreiding 46 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning: Stad van Johannesburg en die Direkteur-Generaal, Gauteng Provinsiale Administrasie, Tak: Gemeenskapsontwikkeling, Marshalltown, en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Randburg Wysigingskema R0030.

**Uitvoerende Direkteur: Ontwikkelingsbeplanning**

Augustus 2001

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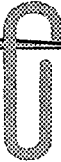
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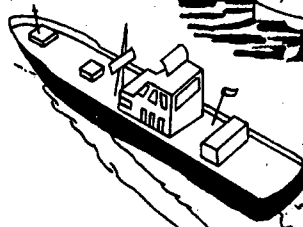
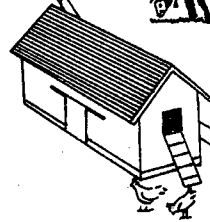
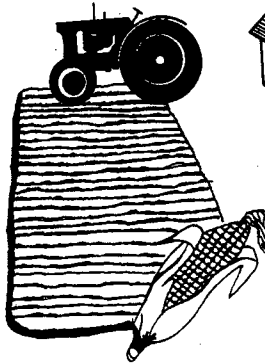
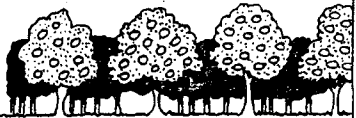
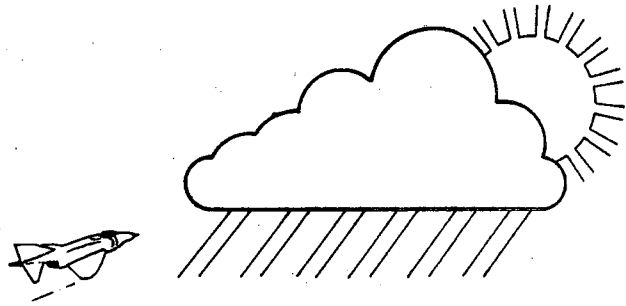
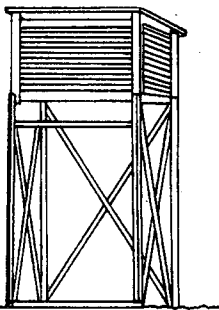
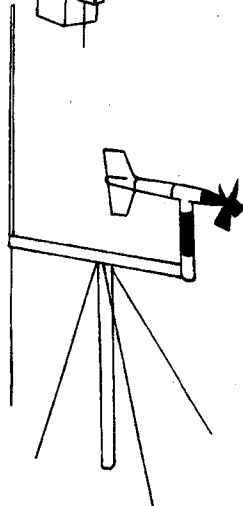
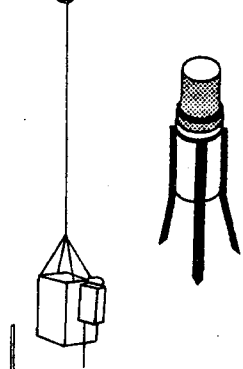
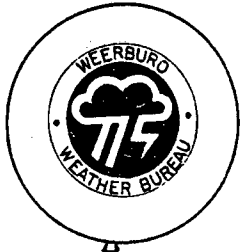
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