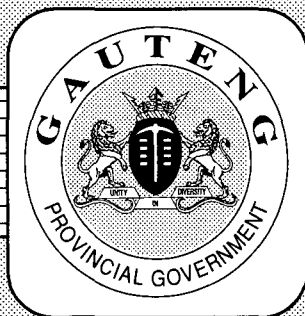


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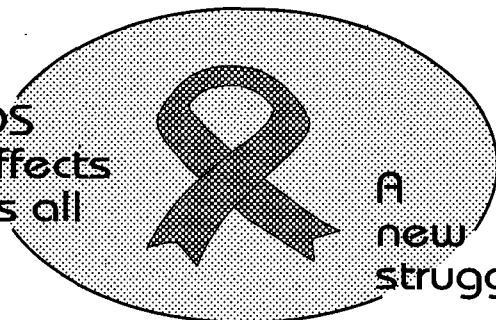
Vol. 8

PRETORIA, 13 JUNE 2002
JUNIE

No. 183

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 792

DECLARATION AS AN APPROVED TOWNSHIP

In terms of section 103 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Johannesburg declares Fairland Extension 20 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 RMB PROPERTIES (PTY) LTD (HEREINAFTER REFERRED TO AS THE APPLICANT/ TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER 3 OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 355 (A PORTION OF PORTION 284) OF THE FARM WELTEVREDEN 202 IQ HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

(1) NAME

The name of the township shall be Fairland Extension 20.

(2) DESIGN

The township shall consist of erven and streets as indicated on General Plan S.G. No 3113/2001.

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

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

(f) The township owner shall comply with the conditions of the Johannesburg Roads Agency and the local authority and written proof thereof shall be submitted, prior to the approval of any building plans.

(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 15 of 1986).

(b) "Guidelines for the Provision 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 Provision of Engineering Services in Residential Townships (Department of Community Development, 1983)", as revised from time to time.

(6) ACCESS

- (a) Access to or ingress from the township via Fourteenth Avenue, shall be restricted to the junction of Erf 1217 with the said road.
- (b) The township owner shall, at his own costs submit to the local authority for approval, a geometric design layout (scale 1:500) of the access/ingress point referred to above and specifications for the construction of the access.
- (c) The township owner shall after approval of the layout and specifications as contemplated in (b) above, construct the said access/ingress points at his own costs and to the satisfaction of the local authority.
- (d) No access to or egress from Erven 1216 and 1215, shall be permitted via Fourteenth Avenue.

(7) INCORPORATION OF SECTION 21 COMPANY OR SIMILAR LEGAL ENTITY

- (a) The township owner shall, at his own costs, prior to the development of the first erf in the township, properly and legally establish a company incorporated in terms of Section 21 of Act 61 of 1973, as amended, or a similar legal entity, to the satisfaction of the local authority, which company or legal entity shall be administered by a Residents Association.
- (b) The erf created for access and road purposes (hereinafter referred to as "the access erf"), shall, prior to or simultaneously with the development of the first erf in the township, be transferred to the Residents Association contemplated in (a) above.
- (c) Each and every owner of an erf in the township (except the access erf) shall become a member of the Residents Association upon registration of transfer of such erf in his/her name.
- (d) The Residents Association shall be responsible for the functioning and proper maintenance of the access erf and the essential services (excluding the water and sewerage systems) within the access erf. Such functioning and maintenance shall at all times be undertaken to the satisfaction of the local authority.
- (e) The township owner shall be responsible for the construction and maintenance of the access erf, until the access erf has been transferred to the Residents Association.
- (f) The Residents Association shall be legally entitled to levy and claim, from each and every member of the Residents Association, the costs incurred in the execution of its duties - if necessary, by means of legal action.

(8) 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.

(9) DEMOLITION OF BUILDINGS AND STRUCTURES

The township owner shall at his own expense cause all existing buildings and structures situated within the building line reserves, side spaces or over common boundaries to be demolished to the satisfaction of the local authority when required by the local authority to do so.

(10) **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.

(11) **OBLIGATIONS WITH REGARD TO SERVICES AND RESTRICTION REGARDING THE ALIENATION OF ERVEN**

The township owner shall within such period as the local authority may determine, fulfil his obligations in respect of the provision of water, electricity and sanitary services as well as the construction of roads and 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 (EXCEPT ERF 1217)**

- (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.

(2) **ERF 1215**

The erf is subject to a servitude of right of way, 10m wide, as indicated on the General Plan, in favour of:-

- (a) the Residents Association to be established and registered in respect of Erf 1217; and
- (b) the Remainder of Portion 284 of the farm Weltevreden 202 IQ.

(3) **ERF 1217**

The entire erf is subject to:

- (a) a servitude for municipal purposes in favour of the local authority, as indicated on the General Plan.
- (b) a servitude for access purposes in favour of the Remainder of Portion 284 of the farm Weltevreden 202 IQ.

PLAASLIKE BESTUURSKENNISGEWING 792**VERKLARING TOT 'N GOEDGEKEURDE DORP**

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg hiermee die dorp Fairland Uitbreiding 20 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VERKLARING VAN VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR RMB PROPERTIES (EDMS) BPK (HIERNA DIE AANSOEKDOENER/ DORPSEIENAAR GENOEM) INGEVOLGE DIE BEPALINGS VAN HOOFSTUK 3 VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986 (ORDONNANSIE 15 VAN 1986), OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 355 ('N GEDEELTE VAN GEDEELTE 284) VAN DIE PLAAS WELTEVREDEN 202 IQ TOEGESTAAN IS

1. STIGTINGSVOORWAARDES**(1) NAAM**

Die naam van die dorp is Fairland Uitbreiding 20.

(2) ONTWERP

Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan LG Nr 3113/2001.

(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) Die skema verwys na in (a) 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 totdat die strate ooreenkomstig sub-klousule (c) gebou is.

(e) Indien die dorpseienaar versuim om aan die bepalings van sub-klousules (a), (b), (c) of (d) te voldoen, is die plaaslike bestuur geregtig om die werk op koste van die dorpseienaar te doen.

(f) Die dorpseienaar moet aan die vereistes van die Johannesburg Roads Agency en die plaaslike bestuur voldoen en skriftelike bewys daarvan, moet ingedien word voor die goedkeuring van enige bouplanne.

(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 rioleringstelsels 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 Nr A10023 gedateer 30 April 1986.

(5) ELEKTRISITEIT

Waar private kontrakteurs die elektrisiteitsinstallasie doen, moet die ontwikkelaar 'n professionele ingenieur aanstel wat verantwoordelik sal wees vir die ontwerp en konstruksie van die elektrisiteitsverspreiding- en retikulasiestelsel sodra die krag aansluiting 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 15 van 1986).
- (b) SABS Kode 0142 soos van tyd tot tyd gewysig.
- (c) "Riglyne vir die Voorsiening van Ingenieurs- dienste in Residensiële Dorpsgebiede (Departement van Gemeenskapsontwikkeling, 1983)" soos van tyd tot gewysig.

(6) TOEGANG

- (a) Toegang tot of uitgang vanuit die dorpsgebied via Veertiende Laan, sal beperk word tot die aansluiting van Erf 1217 met die gemelde straat.
- (b) Die dorpseienaar moet op eie koste, 'n geometriese ontwerpuitleg (skaal 1:500) van die toegang/uitgang punt hierbo na verwys en die spesifikasies van die konstruksie van die toegang, by die plaaslike bestuur indien vir goedkeuring.
- (c) Die dorpseienaar moet na goedkeuring van die uitleg en spesifikasies soos beoog in (b) hierbo, die toegang/uitgang punte op eie koste en tot tevredenheid van die plaaslike bestuur, bou.
- (d) Geen toegang tot of uitgang vanuit Erwe 1216 en 1215, word via Viertiende Laan toegelaat nie.

(7) INLYWING VAN ARTIKEL 21 MAATSKAPPY OF SOORTGELYKE REGSENTITEIT

- (a) Die dorpseienaar moet op eie koste, voor die ontwikkeling van die eerste erf in die dorpsgebied, 'n maatskappy ingelyf ingevolge Artikel 21 van Wet 61 van 1973, soos gewysig, of 'n soortgelyke regsentiteit, tot tevredenheid van die plaaslike bestuur, behoorlik en wettig stig, welke maatskappy of regsentiteit deur 'n Inwonersvereniging geadministreer moet word.
- (b) Die erf wat vir toegangs- en paddoeleindes geskep is (hierna genoem "die toegangserf"), moet voor of gelyktydig met die ontwikkeling van die eerste erf in die dorpsgebied, aan die Inwonersvereniging, soos beoog in (a) hierbo, oorgedra word.
- (c) Iedere en elke eienaar van 'n erf in die dorpsgebied (uitgesonderd die toegangserf), moet tydens registrasie van oordrag van sodanige erf in sy/haar naam, 'n lid van die Inwonersvereniging word.
- (d) Die Inwonersvereniging is verantwoordelik vir die funksionering en behoorlike instandhouding van die toegangserf en die noodsaaklike dienste (uitgesonderd die water- en rioolstelsels) binne die toegangserf. Sodanige funksionering en instandhouding sal te alle tye tot tevredenheid van die plaaslike bestuur uitgevoer word.
- (e) Die dorpseienaar is verantwoordelik vir die konstruksie en onderhoud van die toegangserf, tot tevredenheid van die plaaslike bestuur, totdat die toegangserf aan die Inwonersvereniging oorgedra is.
- (f) Die Inwonersvereniging is wetlik gemagtig om die koste aangegaan in die uitvoering van sy pligte, van iedere en elke lid van die Inwonersvereniging te hef en te verhaal – indien nodig, deur middel van regsaksie."

(8) BESKIKKING OOR BESTAANDE TITELVOORWAARDES

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

(9) SLOPING VAN GEBOUE EN STRUKTURE

Die dorpseienaar 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.

(10) VOORSIENING EN INSTALLERING VAN DIENSTE

Die dorpseienaar 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 dorp.

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

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 asook die konstruksie van paaie en stormwaterdreinerings en die installering van die stelsels daarvoor, soos vooraf ooreengekom tussen die dorpseienaar en die plaaslike bestuur, nakom. Erwe mag nie 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 dorpseienaar 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 (UITGESONDERD ERF 1217)

- (a) Elke erf is onderworpe aan 'n serwituut 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 serwituut 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 serwituut mag afsien.
- (b) Geen gebou of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut 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 rioolhoofpyleidings, en ander werke wat hy volgens goeie doedunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut 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 rioolhoofpyleiding en ander werke veroorsaak word.

(2) ERF 1215

Die erf is onderworpe aan 'n serwituut van reg-van-weg, 10m breed, soos aangedui op die Algemene Plan, ten gunste van:-

- (a) die Inwonersvereniging wat ten opsigte van Erf 1217 gestig en geregistreer staan te word; en
- (b) die Restant van Gedeelte 284 van die plaas Weltevreden 202 IQ.

(3) ERF 1217

Die hele erf is onderworpe aan :

- (a) 'n serwituut vir munisipale doeleindes ten gunste van die plaaslike bestuur, soos aangedui op die Algemene Plan; en
- (b) 'n serwituut vir toegangsdoeleindes ten gunste van die Restant van Gedeelte 284 van die plaas Weltevreden 202 IQ.

P. Molo
Stadsbestuurder
Kennissgewing 601/02
Junie 2002.

LOCAL AUTHORITY NOTICE 793

AMENDMENT SCHEME J0099N

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 Johannesburg Town Planning Scheme, 1979, comprising the same land as included in the township of Fairland Extension 20.

Map 3 and the scheme clauses of the amendment scheme are filed with the Executive Director: Development Planning, Transportation and Environment: City of Johannesburg and are open for inspection at all reasonable times.

This amendment is known as Amendment Scheme J0099N.

P. Moloï
City Manager
Notice 602/02
June 2002.

PLAASLIKE BESTUURSKENNISGEWING 793

WYSIGINGSKEMA J0099N

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 Johannesburg Dorpsbeplanningskema, 1979, wat uit dieselfde grond as die dorp Fairland Uitbreiding 20 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning, Vervoer en Omgewing: Stad van Johannesburg en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Wysigingskema J0099N.

P. Moloï
Stadsbestuurder
Kennigewing 602/02
Junie 2002.

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HENNIE MALAN

Director: Financial Management
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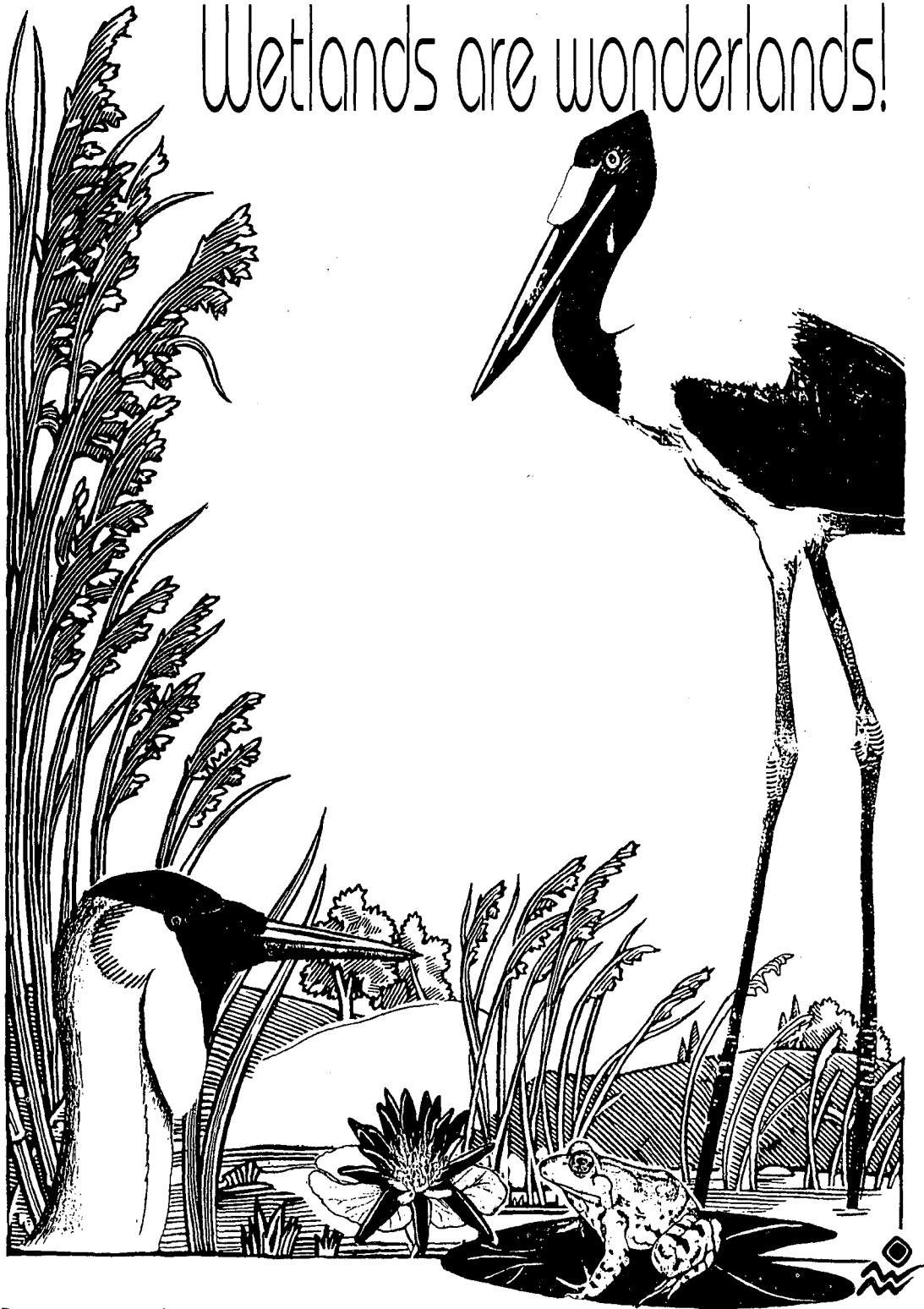
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