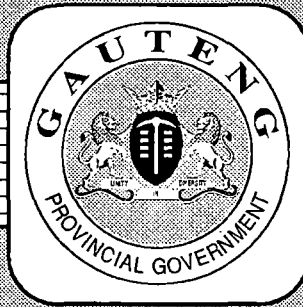


**THE PROVINCE OF
GAUTENG**



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**Provincial Gazette Extraordinary
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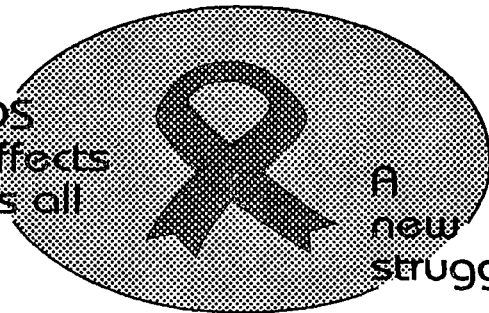
Vol. 12

PRETORIA, 25 JULY 2006
JULIE 2006

No. 272

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AIDS
affects
us all



A
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struggle

Prevention is the cure

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DEPARTMENT OF HEALTH



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CONTENTS • INHOUD

<i>No.</i>	<i>Page No.</i>	<i>Gazette No.</i>
LOCAL AUTHORITY NOTICE		
2105 Town-planning and Townships Ordinance (15/1986): City of Tshwane Metropolitan Municipality: Centurion Amendment Scheme 1487C.....	3	272

LOCAL AUTHORITY NOTICE

LOCAL AUTHORITY NOTICE 2105

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

CENTURION AMENDMENT SCHEME 1487C

It is hereby notified in terms of the provisions of section 125 (1) of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), that the City of Tshwane Metropolitan Municipality has approved an amendment scheme with regard to the land in the township of Monavoni Extension 6, being an amendment of the Centurion Town-planning Scheme, 1992.

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

This amendment is known as Centurion Amendment Scheme 1487C.

(13/2/Monavoni x6 (1487C)
___ July 2006

Acting General Manager: Legal Services
(Notice No 874/2006)

PLAASLIKE BESTUURSKENNISGEWING 2105

STAD TSHWANE METROPOLITAANSE MUNISIPALITEIT

CENTURION WYSIGINGSKEMA 1487C

Hierby word ingevolge die bepalings van artikel 125 (1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), bekend gemaak dat die Stad Tshwane Metropolitaanse Munisipaliteit 'n wysigingskema met betrekking tot die grond in die dorp Monavoni Uitbreiding 6, synde 'n wysiging van die Centurion-dorpsbeplanningskema, 1992, goedgekeur het.

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

Hierdie wysiging staan bekend as Centurion-wysigingskema 1487C.

(13/2/Monavoni x6 (1487C)
___ Julie 2006

Waarnemende Hoofbestuurder: Regsdienste
(Kennisgewing No 874/2006)

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DECLARATION OF MONAVONI EXTENSION 6 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 the Township of Monavoni Extension 6 to be an approved township, subject to the conditions as set out in the Schedule hereto.

(13/2/Monavoni x6 (1487C))

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY JR 209 INVESTMENTS (PTY) LTD IN TERMS OF THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON THE FARM MONAVONI6 NO 753JR, PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

1.1 NAME

The name of the township shall be Monavoni Extension 6.

1.2 DESIGN

The township shall consist of erven, parks and streets as indicated on General Plan SG No 2856/2006.

1.3 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 –

1.3.1 the following condition in Deed of Transport T075608/2004 which shall not be transferred to the erven in the township:

3. "Die voormelde Resterende Gedeelte is onderworpe aan die reg van 'n pad ten gunste van die eienaars van gedeelte "3" van die gesegde plaas STUKGROND NO 382, Registrasie Afdeling J.R. Provinsie van Gauteng, groot – 55,7660 hektaar op 11 September 1942 getranspoteer onder Akte van Verdelingstransport T 11306/1942 oor die gesegde Resterende Gedeelte langs die suidelike grens daarvan tot by die grootpad."

1.3.2 the following conditions in Deed of Transfer T 165426 / 2003 which shall not be transferred to the erven in the township:

A. Die voormalige Resterende Gedeelte van die bogenoemde plaas Brakfontein Nr. 399, groot sodanig 902.1251 hektaar (Gedeelte 13 waarvan hieronder gehou word) is onderworpe aan 'n Serwituut van deurgangsreg vir die geleiding van elektriese krag en bykomende regte ten gunste van die Stadsraad van Pretoria, soos meer ten volle sal blyk uit Notariële Serwituut-akte van Deurgang Nr. 739/1956-S.

1.3.3 the following conditions in Deed of Transfer T 18595 / 2004 which shall not be transferred to the erven in the township:

"ENTITLED to a right of way over the remaining extent of the said farm STUKGROND, measuring as such 35,9486 hectares transferred under Deed of Partition Transfer No 17307 / 1942 dated 11th September 1942, along the southern boundary thereof to the main road."

1.3.4 the following condition in Deed of Transfer 75608 / 2004 which does not affect the township:

KRAGTENS Notariële Akte van Servituut K.2534/1986-S gedateer 24 Maart 1986 is die eiendom hierin gebou, onderhewig aan 'n serwituut van Reg-van-Weg, aangedui deur die figuur B1FEB1 op Kaart L.G. No. A.5112/1952, aangeheg aan Sertifikaat van Geregistreeerde Titel T.37631/1968, ten gunste van Gedeelte 8 van die plaas Swartkop 383, Registrasie Afdeling J.R., Groot 8,5653 hektaar, soos meer volledig sal blyk uit gemelde Notariële Akte.

1.4 LAND FOR MUNICIPAL PURPOSES

The following erf shall be transferred to the City of Tshwane Metropolitan Municipality by and at the expense of the township owner:

Municipal: Erf 957

1.5 PROVISION OF OPEN SPACE AND/OR ENDOWMENT

1.5.1 The township developer is obliged to provide for sufficient private open space areas within the local development context in a functional and practical manner to the benefit of all local residents as prescribed by the stipulations of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

In the event that functional provisioning of such space can not be achieved within the boundaries of a respective township, the outstanding balance of open space shall be provided for in an appropriate manner and in an integrated fashion, in close vicinity to where the need for such an amenity shall arise, to the satisfaction of the Local Authority and in accordance to the proposed Monavoni Spatial Development Framework prepared by the applicant.

In the event that Monavoni Extension 26 is not proclaimed within a period of 24 months from proclamation of Monavoni Extension 6 or such longer period that the City of Tshwane Metropolitan Municipality may allow, based on delays related to the township development process, endowment will be payable in accordance with condition 1.5.2.

- 1.5.2 An endowment will be payable to the City of Tshwane Metropolitan Municipality should the township developer not provide for sufficient private open space areas as mentioned under condition 1.5.1 above.

The township owner shall then pay endowment for an area of 3 257m² in terms of Regulation 44(1) of the Town-planning and Townships Regulations, to the City of Tshwane Metropolitan Municipality. The amount of this area shall be used by the City of Tshwane Metropolitan Municipality for the acquisition of land for park and/or public open space purposes.

The said endowment amount shall be payable in accordance with the provisions of section 81 of the Town-planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

1.6 PRECAUTIONARY MEASURES

- 1.6.1 The township owner shall appoint a competent person(s) to:-

- 1.6.1.1 compile a complete RISK MANAGEMENT PLAN and WET SERVICES PLAN; and

- 1.6.1.2 conduct and compile a construction report to ensure that the conditions on site and the positioning of structures and wet services are accordingly certified.

- 1.6.2 The township owner is responsible to facilitate the procedure to transfer the responsibility for the management of the Risk Management plan legally to a representative Body Corporate or similar entity, as applicable.

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

- 1.6.3.1 water will not accumulate to the effect that the entire surface of the dolomite area/s is drained properly and that streets are sealed effectively with tar, cement or bitumen; and

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

1.7 ACCESS

No ingress and no egress from Provincial Road P66-1 (K71) to the township shall be allowed. No ingress and no egress, except for the approved access point, from Provincial Road K52 to the township shall be allowed.

1.8 NOISE BARRIERS

The Provincial Government shall not be responsible for the cost of (Acoustic Screening) Noise Barriers.

1.9 RECEIVING AND DISPOSAL OF STORMWATER

The township owner shall arrange the stormwater drainage of the township in such a way as to fit in with that of Road P66-1 (K71) and Road K52 and he shall receive and dispose of the storm water running off or being diverted from these roads.

1.10 REMOVAL OR REPLACEMENT OF MUNICIPAL SERVICES

Should it become necessary to move or replace any existing municipal services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.11 ERECTION OF FENCE OR OTHER PHYSICAL BARRIER

The township owner shall at his own expense erect a fence or other physical barrier to the satisfaction of the Head of the Department: Gauteng Provincial Government: Department of Public Transport, Roads and Works, as and when required by him to do so, and the township owner shall maintain such fence or physical barrier in a good state of repair until such time as the erven in the township are transferred to ensuing landowners, after which the responsibility for the maintenance of such fence or physical barrier rests with the latter.

1.12 DEMOLITION OF BUILDINGS AND STRUCTURES

When required by the City of Tshwane Metropolitan Municipality to do so, the township owner shall at his own expense cause to be demolished to the satisfaction of the Municipality all existing buildings and structures situated within building line reserves and side spaces or over common boundaries, or dilapidated structures.

1.13 REMOVAL OF LITTER

The township owner shall at his own expense have all litter within the township area removed to the satisfaction of the City of Tshwane Metropolitan Municipality, when required to do so by the Municipality.

1.14 REMOVAL AND/OR REPLACEMENT OF ESKOM POWER LINES

Should it become necessary to remove and/or replace any existing power lines of Eskom as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.15 RESTRICTION ON THE ALIENATION OF ERVEN 372, 373, 386, 412, 414, 447-449, 549, 568, 627, 778-781, 783, 788, 789, 791, 792, 806-808, 812, 822, 828, 831, 840, 842, 847, 849, 858, 907, 913, AND 925.

Erven 372, 373, 386, 412, 414, 447-449, 549, 568, 627, 778-781, 783, 788, 789, 791, 792, 806-808, 812, 822, 828, 831, 840, 842, 847, 849, 858, 907, 913 and 925 will not be alienated until such time as the development potential of these erven have been realised by way of detailed footprint investigations to prove the safe development of these erven from a geological perspective to the satisfaction of the Municipality.

The developer shall provide the Municipality with a certification that these erven shall be fenced off and made inaccessible to the surrounding residents.

Transfer and development of these erven shall not be permitted without the written consent of City of Tshwane Metropolitan Municipality first being obtained,

1.16 REMOVAL AND/OR REPLACEMENT OF TELKOM SERVICES

Should it become necessary to remove and/or replace any existing TELKOM services as a result of the establishment of the township, the cost thereof shall be borne by the township owner.

1.17 COMPLIANCE WITH CONDITIONS IMPOSED BY GDACE

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

1.18 OBLIGATIONS WITH REGARD TO THE CONSTRUCTION AND AESTHETICAL TREATMENT OF PERDEBLOM AND NIKKEL STREETS

1.18.1 Provision shall be made for paved pedestrian movement (1.5 meter wide) along Perdeblom and Nikkel Streets to the satisfaction of the City of Tshwane Metropolitan Municipality.

1.18.2 The sidewalk and entrances along Perdeblom and Nikkel Streets shall be landscaped and planted with trees to the satisfaction of the City of Tshwane Metropolitan Municipality.

1.18.3 Taxi lay-by's with adequate space for two (2) taxis shall be provided at the entrances of the three (3) developments in the township to the satisfaction of the City of Tshwane Metropolitan Municipality.

1.19 LAND TO BE TRANSFERRED TO THE SECTION 21 COMPANIES (HOME-OWNERS' ASSOCIATION)

The following erven shall develop and landscape the erven in accordance with the approved Site and Landscape development plans, and be transferred to the Section 21 Company within a period of 6 months after proclamation of the township or when the first erven in the township becomes transferable which ever the sooner, by and at the expense of the township owner:

Erven 392, 523 and 961 shall to Silver Wood Home Owners Association; Erven 653, 958, 962-965 to Silver Stone Home Owners Association; and Erven 955 and 956 to Thorn Field Park Home Owners Association,

which companies must be registered in terms of Section 21 of the Companies Act, 1973, or to similar legal entities, which companies or entities will be administered by a member association.

1.20 THE DEVELOPER'S OBLIGATIONS

1.20.1 ASSOCIATION AND STATUTES

The developer must register three section 21 companies (homeowners' association) in terms of the provisions of the Companies Act, 1973 (Act 61 of 1973).

Each and every owner of Erven 371-391 and 393-452, 477-522 shall become a member of Silver Wood Home Owners Association upon transfer of the erf and remain a member until he or she ceases to be the registered owner of that erf. Such company shall have full responsibility for the functioning and proper maintenance of the guardhouse, landscaping, security, roads, stormwater network and maintenance of facilities on Erven 392, 523 and 961.

Each and every owner of Erven 453-476, 524-652 and 654-704, 757-777 shall become a member of Silver Stone Home Owners Association upon transfer of the erf and remain a member until he or she ceases to be the registered owner of that erf. Such company shall have full responsibility for the functioning and proper maintenance of the guardhouse, landscaping, security, roads, stormwater network and maintenance of facilities on Erven 653, 958 and 962-965.

Each and every owner of Erven 778-917, 925, 929-930, 940-943, 947-952 shall become a member of Thorn Field Park Home Owners Association upon transfer of the erf and remain a member until he or she ceases to be the registered owner of that erf. Such company shall have full responsibility for the functioning and proper maintenance of the guardhouse, landscaping, security, roads, stormwater network and maintenance of facilities on Erven 955 and 956.

A copy of the registered Deed of Association (CM4) and the Company's Statutes must be submitted to the City of Tshwane Metropolitan Municipality.

The homeowners' associations will be responsible for the maintenance of the guardhouse, landscaping, security, roads, stormwater network and maintenance of facilities on the following erven:

Silver Wood Home Owners Association: Erven 392, 523 and 961;
Silver Stone Home Owners Association: Erven 653, 958, 962-965;
Thorn Field Park Home Owners Association: Erven 955 – 956.

The developer is deemed to be a member of the section 21 company, with all the rights and obligations of an ordinary member, until the last erf has been transferred.

1.20.2 PROVISION OF ENGINEERING DRAWINGS

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

1.20.3 PROVISION OF A CERTIFICATE BY A PROFESSIONAL ENGINEER

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

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

1.20.4 MAINTENANCE PERIOD AND GUARANTEE

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

1.21 COMPLIANCE WITH CONDITIONS IMPOSED BY DEPARTMENT OF PUBLIC TRANSPORT, ROADS AND WORKS

The township owner shall at his own expense comply with all the conditions imposed, by which the Gauteng Department of Public Transport, Roads and Works has approved the development of this township in terms of the delegated authority granted in terms of the provisions of the Gauteng Transport Infrastructure Act, Act 8 of 2001.

2. CONDITIONS OF TITLE

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

2.1 ALL ERVEN

2.1.1 The erven shall be subject to a servitude, 3 metre wide, for municipal services (water, sewerage, electricity and stormwater) (hereinafter referred to as "the services"), in favour of the local authority, along any two boundaries, excepting a street boundary and, in the case of a panhandle erf, an additional servitude for municipal purposes, 2 metre wide, over the entrance portion of the erf, if and when required by the local authority: Provided that the local authority may waive any such servitude.

2.1.2 No buildings or other structures may be erected within the aforesaid servitude area and no trees with large roots may be planted within the area of such servitude or within a distance of 2 metre from it.

2.1.3 The City of Tshwane Metropolitan Municipality shall be entitled to temporarily deposit on the land adjoining the aforesaid servitude, any material it excavates during the laying, maintenance or removal of such services and other works which in its discretion it regards necessary, and furthermore the City of Tshwane Metropolitan Municipality shall be entitled to reasonable access to the said property for the aforesaid purpose, subject to the provision that the City of Tshwane Metropolitan Municipality shall make good any damage caused during the laying, maintenance or removal of such services and other works.

2.2 ERVEN 401, 410, 412-415, 503, 568, 570, 571, 575, 576, 627, 789, 821, 822, 830, 831, 836, 837, 846-848, 857, 858 AND 916

The erven are subject to a servitude 3 meter wide for stormwater purposes in favour of the respective Section 21 Company, as indicated on the general plan.

2.3 ERVEN 371, 374, 375, 382-384, 390, 391, 393, 400, 405,407, 408, 411, 415, 424-426, 431, 435, 437-450, 453-460, 472-476, 515, 519, 522, 529, 535, 536, 538, 548, 555-567, 569-571, 574, 575, 583-593, 595-599, 601-603, 611-614, 617-619, 621-626, 628, 637-639, 655-659, 668-674, 682-685, 690, 691, 704, 757-762, 771-777, 781, 787, 789, 813-815, 818-820, 826-829, 833, 835, 836, 839, 840, 844-847, 855-863, 869-871, 878-880, 887-889, 908, 910, 913, 915, 917, 929, 943, 950-952

The erven are subject to a servitude 3m wide for municipal purposes (sewer) in favour of the Municipality, as indicated on the general plan.

2.4 ERVEN 413, 414, 503, 568, 570, 571, 575, 576, 858 AND 916

The erven are subject to a servitude 2m wide for municipal purposes (sewer) in favour of the Municipality, as indicated on the general plan.

2.5 ERF 822

The erf is subject to a servitude 4m wide for municipal purposes (sewer) in favour of the Municipality, as indicated on the general plan.

2.6 ERVEN 790, 793-799, 811, 820-822, 830, 831, 836 AND 837

The erven are subject to a servitude 4,5m wide for municipal purposes (sewer) in favour of the Municipality, as indicated on the general plan.

2.7 ERVEN 783, 789 AND 847

The erven are subject to a servitude 2,5m wide for municipal purposes (sewer) in favour of the Municipality, as indicated on the general plan.

04040000

2.8 ERF 911

The erf is subject to a servitude area for municipal purposes (sewer) in favour of the Municipality, as indicated on the general plan.

2.9 ERF 412

The erf is subject to a servitude area for stormwater purposes in favour of the Section 21 Company, as indicated on the general plan.

2.10 ERF 568

The erf is subject to a servitude 2m wide for municipal purposes (water) in favour of the Municipality, as indicated on the general plan.

2.11 ERVEN 958 AND 965

The erven are entirely subject to a servitude for municipal purposes (water, sewer and electricity) in favour of the Municipality.

2.12 ERVEN 523, 963 AND 955

The entire erven are subject to a general servitude for right-of-way and/or municipal purposes (water, sewer and electricity) in favour of the Municipality, except for figure "SA SB SC SD" (Erf 523), figure "SE SF SG SH" (Erf 963) and figure "SJ SK SL SM" (Erf 955) representing the gatehouses, as indicated on the General Plan.

2.13 ERVEN 557 AND 558

The erf is subject and entitled to a reciprocal right-of-way servitude area as indicated on the general plan as follows:

Over Erf 557 in favour of Erf 558 and vice versa.

The owner of the erf will be jointly and severally responsible for the maintenance and construction of the access panhandle areas of both erven.

2.14 ERVEN 371-391 and 393-452, 477-522, 453-476, 524-652 and 654-704, 757-917, 925, 929-930, 940-943, 947-952

Upon transfer, the owner of each erf must automatically become a member of the respective section 21 Company and remain a member until he or she ceases to be the registered owner of that erf, which condition must be included in the title deed of the portion.

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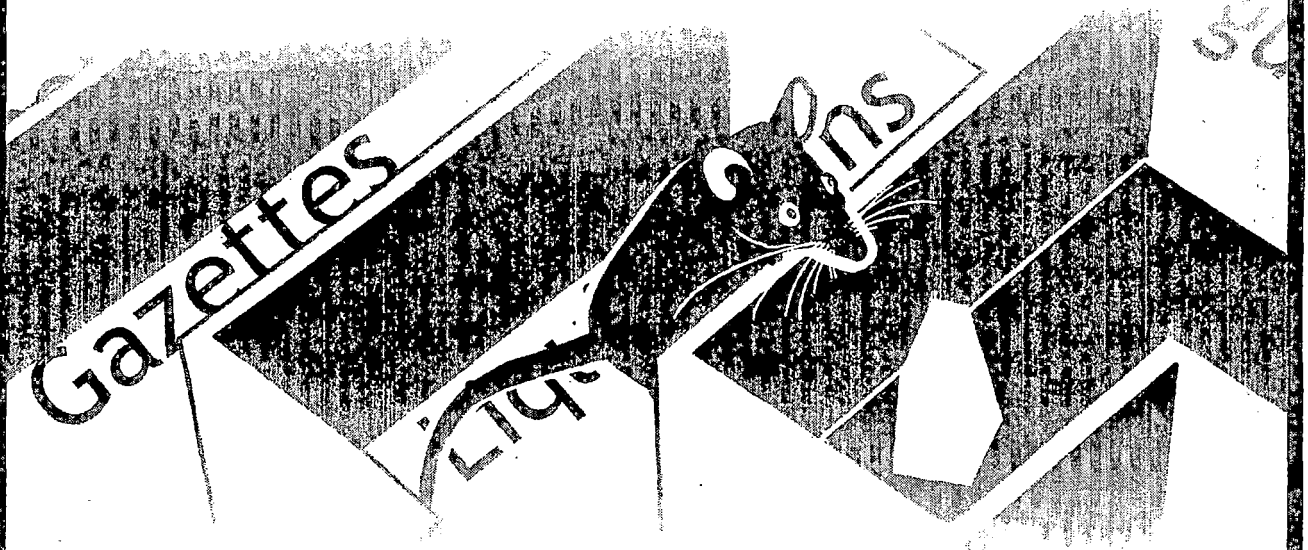
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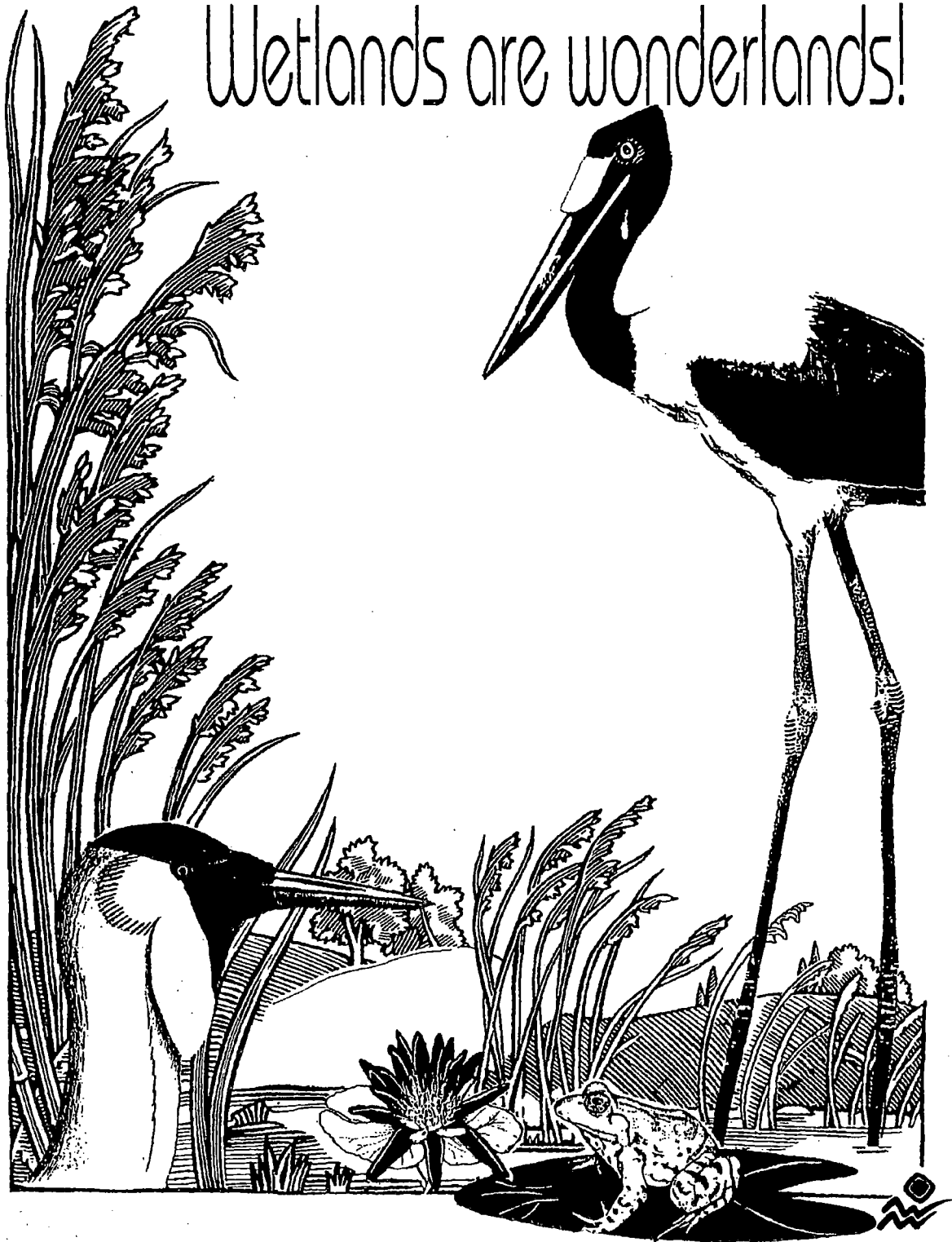
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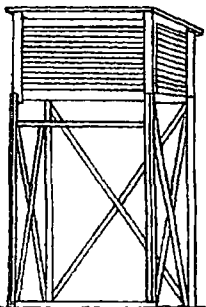
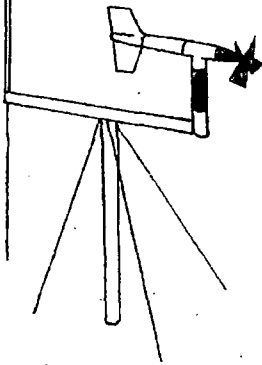
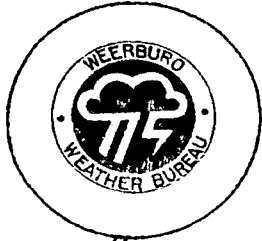
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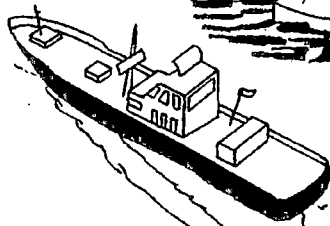
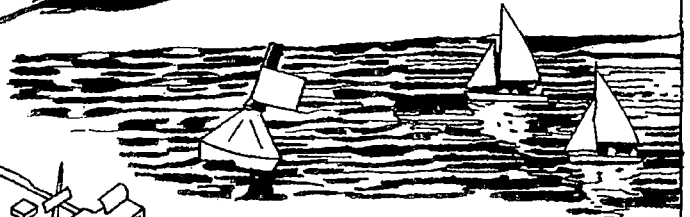
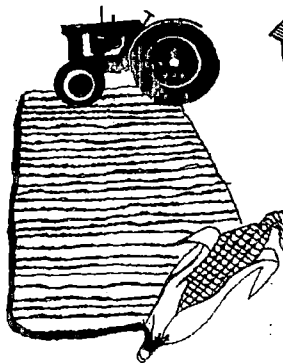
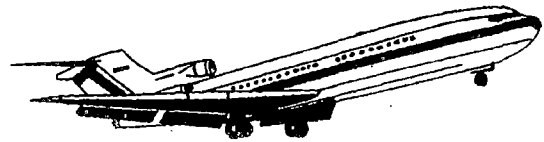
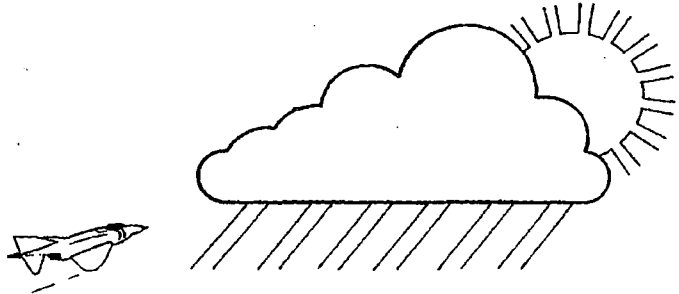
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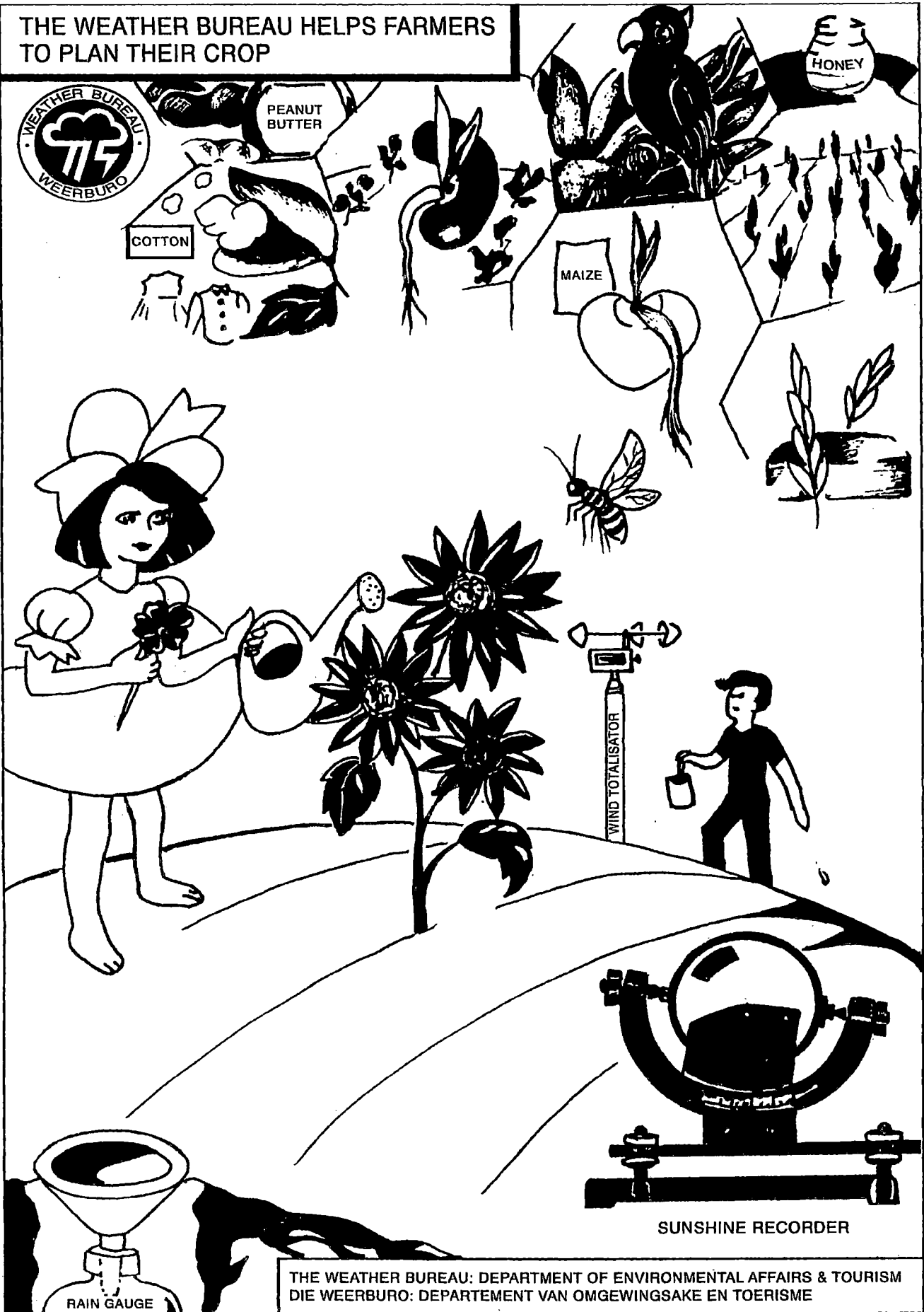
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