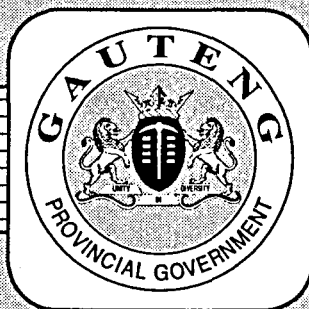


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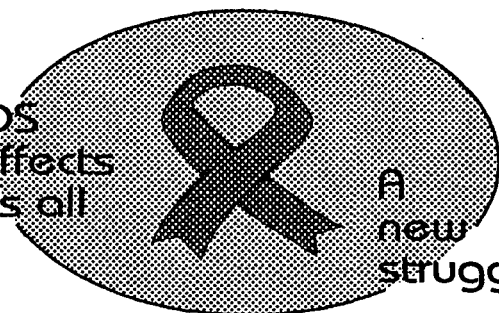
Vol. 12

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AUGUSTUS 2006

No. 306

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LOCAL AUTHORITY NOTICES

LOCAL AUTHORITY NOTICE 2437

CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

DECLARATION AS APPROVED TOWNSHIP

In terms of the Section 103 of the Town-Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986), the City of Johannesburg Metropolitan Municipality hereby declares Halfway House Extension 114 to be an approved township, subject to the conditions set out in the Schedule hereto:

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY EUPHORBIA (PROPRIETARY) LIMITED (HEREINAFTER REFERRED TO AS "THE APPLICANT") UNDER THE PROVISIONS OF CHAPTER 3 (PART C) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986, (ORDINANCE 15 OF 1986), FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 465 OF THE FARM WATERVAL 5-I.R., HAS BEEN GRANTED

1. CONDITIONS OF ESTABLISHMENT

- (a) **Name**
The name of the township shall be **Halfway House Extension 114**.
- (b) **Design**
The township shall consist of erven and streets as indicated on General Plan SG. No. 8215/2001.
- (c) **Provision and Installation of Engineering Services**
The township owner shall provide engineering services in the township, subject to the approval of the Council and City Power.
- (d) **Obligations in respect of services and limitations in respect of the alienation of erven**
The township owner shall, in terms of a prior agreement with the Council, fulfill its obligations with regard to the provision of services in terms of Chapter 5 of the Town Planning and Township Ordinance, 1986. In terms of the Town Planning and Township's Ordinance, 15 of 1986, a contribution towards the provision of external engineering services and endowment in lieu of parkland shall be payable. No erven may be alienated or transferred in the name of a purchaser prior to the Council having confirmed that sufficient guarantees/cash contributions have been furnished in respect of the provision of services by the township owner to the Council.
- (e) **Removal or replacement of municipal services**
If, by reason of the establishment of the township, it should become necessary to remove or replace any existing municipal services, the cost thereof shall be borne by the township owner.
- (f) **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.

2. CONDITIONS OF TITLE

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

- (a) **All erven**
- (i) All erven shall be subject to a servitude, 2 m wide, in favour of the Council for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes, 2m wide across the access portion of the erf, if and when required by the Council: Provided that the Council may dispense with any such servitude.
 - (ii) 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.
 - (iii) The Council 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 being done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the Council.

**Executive Director: Development Planning, Transportation and Environment
City of Johannesburg Metropolitan Municipality
Notice No. 816/2006**

**PLAASLIKE BESTUURSKENNISGEWING 2437
STAD VAN JOHANNESBURG:**

VERKLARING TOT GOEDGEKEURDE DORP

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986), verklaar die Stad van Johannesburg Metropolitaanse Munisipaliteit hierby die dorp Halfway House Uitbreiding 114 tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes van die bygaande bylaag:

BYLAAG

VOORWAARDES WAAROP DIE AANSOEK GEDOEN IS DEUR EUPHORBIA (EIENDOMS) BEPERK (HIERONDER VERWYS AS "DIE AANSOEKER") INGEVOLGE DIE BEPALINGS VAN ARTIKEL 3 (GEDEELTE C) OP DIE DORPSBEPLANNING EN DORPE, 1986, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 465 VAN DIE PLAAS WATERVAL 5-I.R. GOEDGEKEUR IS.

1. STIGTINGSVOORWAARDES

- (a) **Naam**
Die naam van die dorp is **Halfway House Uitbreiding 114**.
- (b) **Ontwerp**
Die dorp bestaan uit erwe en strate soos aangedui op Algemene Plan L.G. Nr. 8215/2001.
- (c) **Voorsiening en installering van dienste**
Die dorpseienaar moet voorsiening maak vir ingenieursdienste vir die dorp, tot bevrediging van die Plaaslike Bestuur en City Power.
- (d) **Verpligting rakende dienste en beperkings rakende die vervreemding van die erwe**
Die dorpseienaar sal, in terme van 'n vooraf gereëde ooreenkoms met die Raad, sy verpligtinge rakende tot die voorsiening van dienste, nakom in terme van Hoofstuk 5 van die Dorpsbeplanning en Dorpe Ordonnansie, 1986. In terme van die Dorpsbeplanning en Dorpe Ordonnansie, 15 van 1986, sal 'n bydra tot die voorsiening van eksterne ingenieursdienste en begiftiging ten opsigte van parkegrond betaalbaar wees. Geen erwe mag vervreem of oorgedra word in die naam van 'n koper voordat die Raad bevestig het dat daar voldoende waarborge/kontant bydraes gelewer is vir die voorsiening van dienste vanaf die dorpseienaar aan die Raad.
- (e) **Verwydering of vervanging van munisipale dienste**
Indien dit as gevolg van die stigting van die dorp nodig word om enige bestaande munisipale dienste te verskuif of te vervang, moet die koste daarvan deur die dorpseienaar gedra word.
- (f) **Beskikking oor bestaande titelvoorwaardes**
Alle erwe moet onderhewig gemaak word aan bestaande titelvoorwaardes en serwitute, indien enige, insluitend die reservering van minerale regte.

2. TITELVOORWAARDES

Die erwe hieronder genoem is aan die volgende voorwaardes onderworpe soos aangedui en opgelê deur die Stad van Johannesburg Metropolitaanse Munisipaliteit ingevolge die bepalings van die Ordonnansie van Dorpsbeplanning en Dorpe, 1986:

(a) Alle erwe

- (i) Alle erwe is onderworpe aan 'n serwituut, 2m breed, vir riool- 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 serwituut vir munisipale doeleindes, 2m breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur. Met dien verstande dat die plaaslike bestuur van enige serwituut mag afsien.
- (ii) Geen geboue of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2m daarvan geplant word nie.
- (iii) 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 goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond tot 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.

**Uitvoerende Direkteur: Ontwikkelings Beplanning, Vervoer en Omgewing
 Stad van Johannesburg Metropolitaanse Munisipaliteit
 Kennisgewing nr. 816/2006**

LOCAL AUTHORITY NOTICE 2438

HALFWAY HOUSE AND CLAYVILLE AMENDMENT SCHEME 796

The City of Johannesburg Metropolitan Municipality hereby in terms of the provisions of Sections 125 of the Town-Planning and Townships Ordinance, 1986, declares that it has approved an amendment scheme, being an amendment of Halfway House and Clayville Town-Planning Scheme, 1976, comprising the same land as included in the township of **Halfway House Extension 114**.

Map 3 and the scheme clauses of the amendment scheme are filed with the Executive Director of the City of Johannesburg Metropolitan Municipality, and are open to inspection during normal office hours.

This amendment is known as Halfway House and Clayville Amendment Scheme 796

**Executive Director: Development Planning, Transportation and Environment
 City of Johannesburg Metropolitan Municipality
 Notice No. 815/2006**

PLAASLIKE BESTUURSKENNISGEWING 2438

HALFWAY HOUSE EN CLAYVILLE WYSIGINGSKEMA 796

Die Stad van Johannesburg Metropolitaanse Munisipaliteit verklaar hierby ingevolge die bepalings van Artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat 'n wysigingskema synde 'n wysiging van Halfway House en Clayville Dorpsbeplanningskema, 1976, wat uit dieselfde grond as die dorp **Halfway House Uitbreiding 114** bestaan, goedgekeur is.

Kaart 3 en die skemaklousules van die wysigingskema word deur die Uitvoerende Direkteur van die Stad van Johannesburg Metropolitaanse Munisipaliteit, in bewaring gehou en is beskikbaar vir inspeksie gedurende gewone kantoorure.

Hierdie wysiging staan bekend as die Halfway House en Clayville Wysigingskema 796

**Uitvoerende Direkteur: Ontwikkelings Beplanning, Vervoer en Omgewing
 Stad van Johannesburg Metropolitaanse Munisipaliteit
 Kennisgewing Nr. 815/2006**

LOCAL AUTHORITY NOTICE 2439**CITY OF JOHANNESBURG
AMENDMENT SCHEME**

The Council hereby in terms of provisions of Section 125 of the Town-planning and Townships Ordinance, 1986, declares that it has approved the amendment scheme, being an amendment of the Halfway House-Clayville Town-planning Scheme 1976, comprising the same land, as included in the Township of **MIDRIDGE PARK EXTENSION 11**

Map 3, Annexure and 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.

The amendment scheme is known as Amendment Scheme 07-4449

**Executive Director: Development Planning
Transportation and Environment
Notice No.371/2006**

PLAASLIKE BESTUURSKENNISGEWING 2439**STAD VAN JOHANNESBURG
WYSIGINGSKEMA**

Die Stadraad verklaar hierby ingevolge die bepalings van artikel 125 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat dit 'n wysigingskema synde 'n wysiging van Halfway House-Clayville dorpsbeplanningskema, 1976, wat uit dieselfde grond as die dorp **MIDRIDGE PARK UITBREIDING 11** bestaan, goedgekeur het.

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

Hierdie wysiging staan bekend as Wysigingskema nommer 07-4449

**Uitvoerende Direkteur: Ontwikkelings Beplanning, Vervoer en Omgewing
Kennisgewing Nr. 371/2006**

LOCAL AUTHORITY NOTICE 2440**CITY OF JOHANNESBURG
DECLARATION AS APPROVED TOWNSHIP**

In terms of section 103(1) of the Town-planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986) the CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY declares **MIDRIDGE PARK EXTENSION 11** to be an approved township subject to the conditions set out in the Schedule hereto.

SCHEDULE

CONDITIONS UNDER WHICH THE APPLICATION MADE BY RYCKLOF BELEGGINGS (PROPRIETARY) LIMITED (HEREIN AFTER REFERRED TO AS THE APPLICANT) UNDER THE PROVISIONS OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE 1986 (ORDINANCE NO 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 971 OF THE FARM RANDJESFONTEIN 405-J.R., PROVINCE OF GAUTENG, HAS BEEN GRANTED.

1. CONDITIONS OF ESTABLISHMENT

- 1. Name**
The name of the township shall be **MIDRIDGE PARK EXTENSION 11**

2. Design

The township shall consist of erven as indicated on **General Plan S.G. 3196/2005**.

3. Provision and installation of engineering services

The township owner shall provide engineering services in the township, subject to the approval of the Council and/or City Power / Eskom.

4. Obligations in respect of services and limitations in respect of the alienation or erven

- (a) The Township owners shall, in terms of a prior agreement with the Council, fulfil their obligations with the regard to the provision of engineering services in and for the township in terms of Chapter 5 of the Ordinance.
- (b) Contributions towards the provisions of external engineering services, bulk sewer and endowment in lieu of parkland shall be payable in terms of the Ordinance.
- (c) No erven may be alienated or be transferred into the name of a buyer prior to the Council having confirmed that sufficient guarantees / cash contributions / endowments in respect of the supply of services by the township owner has been made to the said Council.

5. Removal and replacement of Municipal Services

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

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, but excluding:-

- i. the servitude of right-of-way for access purposes vide diagram SG No. 10911/99, which only affects Erf 36 in the township; and
- ii. the servitude of right-of-way for access purposes vide diagram SG No. 10912, which only affects Erf 36 in the township; and
- iii. Notarial Deed of Servitude K794/1999S, which does not affect any of the erven in the Township.

7. The conditions of TPA

Roads as contained in their letter 11/1/12-11414 dated 17 June 1994 shall be complied with by the township owner to the satisfaction of the Deputy Director-General: Roads, TPA and the Local Authority.

2. CONDITIONS OF TITLE

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

(1) ALL ERVEN

- (a) The erf is subject to a servitude, 2m wide, in favour of the Council for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes, 2m wide across the access portion of the erf, if and when required by the Council : Provided that the Council may dispense with any such servitude.
- (b) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2m thereof.
- (c) The Council 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 Council.

(2) **ERF 37**

The erf is subject to an Access Servitude in favour of International Business Gateway Property Owners Association (Association incorporated under Section 21), No. 2000/008765/08 for the purpose of providing access to Midridge Park Extension 9 township, as indicated on the General Plan.

**Executive Director: Development Planning
Transportation and Environment
Notice No. 372/2006**

PLAASLIKE BESTUURSKENNISGEWING 2440

**STAD VAN JOHANNESBURG
VERKLARING TOT GOEDGEKEURDE DORP**

Ingevolge artikel 103(1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No. 15 van 1986) verklaar die STAD VAN JOHANNESBURG hierby die dorp MIDRIDGE PARK UITBREIDING 11 tot 'n goedgekeurde dorp onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

BYLAE

VOORWAARDES WAAROP DIE AANSOEK GEDOEN DEUR RYCKLOF BELEGGING (EIENDOMS) BEPERK (HIERNA DIE AANSOEKDOENER GENOEM) INGEVOLGE DIE BEPALINGS VAN DIE ORDONNANSIE OP DORPSBEPLANNING EN DORPE, 1986, OM TOESTEMMING OM 'N DORP TE STIG OP GEDEELTE 971 VAN DIE PLAAS RANDJESFONTEIN 405-J.R., PROVINSIE GAUTENG, TOEGESTAAN IS.

1. STIGTINGSVOORWAARDES

1. NAAM

Die naam van die dorp is **MIDRIDGE PARK UITBREIDING 11.**

2. ONTWERP

Die dorp bestaan uit erwe soos aangedui op **Algemene Plan SG No. 3196/2005.**

3. VOORSIENING EN INSTALLERING VAN DIENSTE

Die dorpseienaar moet die nodige reelings met die Raad tref vir die voorsiening en instalering van water en sanitere dienste asook die konstruksie van strate en stormwaterdreinerings in die dorp, tot bevrediging van die Raad.

4. VERPLIGTINGE TEN OPSIGTE VAN NOODSAAKLIKE DIENSTE ASOOK DIE BEPERKING TEN OPSIGTE VAN VERVREMING OF OORDRAGTE

- (a) Die dorpseienaars sal, in terme van 'n vooraf gereelde ooreenkoms met die Raad, sy verpligtinge rakende tot die voorsiening van ingenieursdienste in en vir die dorp, in terme van Hoofstuk 5 van die Ordonnansie.
- (b) 'n Bydrae tot die voorsiening van ingenieursdienste en begiffiging ten opsigte van parkegrond sal betaalbaar wees.
- (c) 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 dorpseienaar aan die Stadsraad gelewer is nie.

5. VERSKUIWING OF DIE VERVANGING VAN MUNISIPALE DIENSTE

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

6. BESKIKKING OOR BESTAANDE TITELVOORWAARDES

Alle erwe moet onderhewig gemaak word aan bestaande titelvoorwaardes en servitute, indien enige, insluitende die reservering van die mineraleregte, maar uitsluitend:-

- i. Die Reg-van-weg serwituut vir toegang doeleiendes vide LG diagram Nr. 10911/99, wat slegs Erf 36 in die dorp affekteer.; en
- ii. Die Reg-van-weg serwituut vir toegang doeleiendes vide LG diagram Nr. 10912/99 wat slegs Erf 36 in die dorp affekteer; en
- iii. Notariele Akte van Serwituut K794/1999S, wat slegs geen erwe in die dorp affekteer nie.

7. Die voorwaarde van TPA

Paaie soos aangehaal in hulle brief 11/1/1/12-11414 gedateer 17 Junie 1994, sal voldoen word deur die dorpseienaar tot die bevrediging van die Direkteur-Generaal: Paaie, TPA en die Stadsraad.

2. TITELVOORWAARDES

Die erwe hieronder genoem sal onderworpe wees aan die voorwaardes soos aangedui, opgele deur die Raad ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986.

(1) ALLE ERWE

- (a) Die erf is geregtig op 'n serwituut van 2 meter breed vir riolerings- en ander munisipale doeleindes, ten gunste van die Raad langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 meter breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die Raad : Met dien verstande dat die Raad van enige sodanige serwituut mag afsien.
- (b) Geen geboue of ander struktuur mag binne die voornoemde serwituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige serwituut of binne 'n afstand van 2 meter daarvan geplant word nie.
- (c) Die Raad 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 goeddunke noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde serwituut grens en is voorts geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die Raad enige skade vergoed wat gedurende die aanleg onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke veroorsaak word.

(2) ERF 37

Die erf is onderworpe aan n Toegangs Serwituut ten gunste van International Business Gateway Property Owners Association (Assosiassie ge-inkorporieer onder Akte 21), Nr. 2000/008765/08 vir toegangsdoeleiendes ten gunste van Midridge Park Uitbreiding 9, soos aangedui op die Algemene Plan.

Uitvoerende Direkteur: Ontwikkelings, Beplanning, Vervoer en Omgewing
 Kennisgewing Nr. 372/2006

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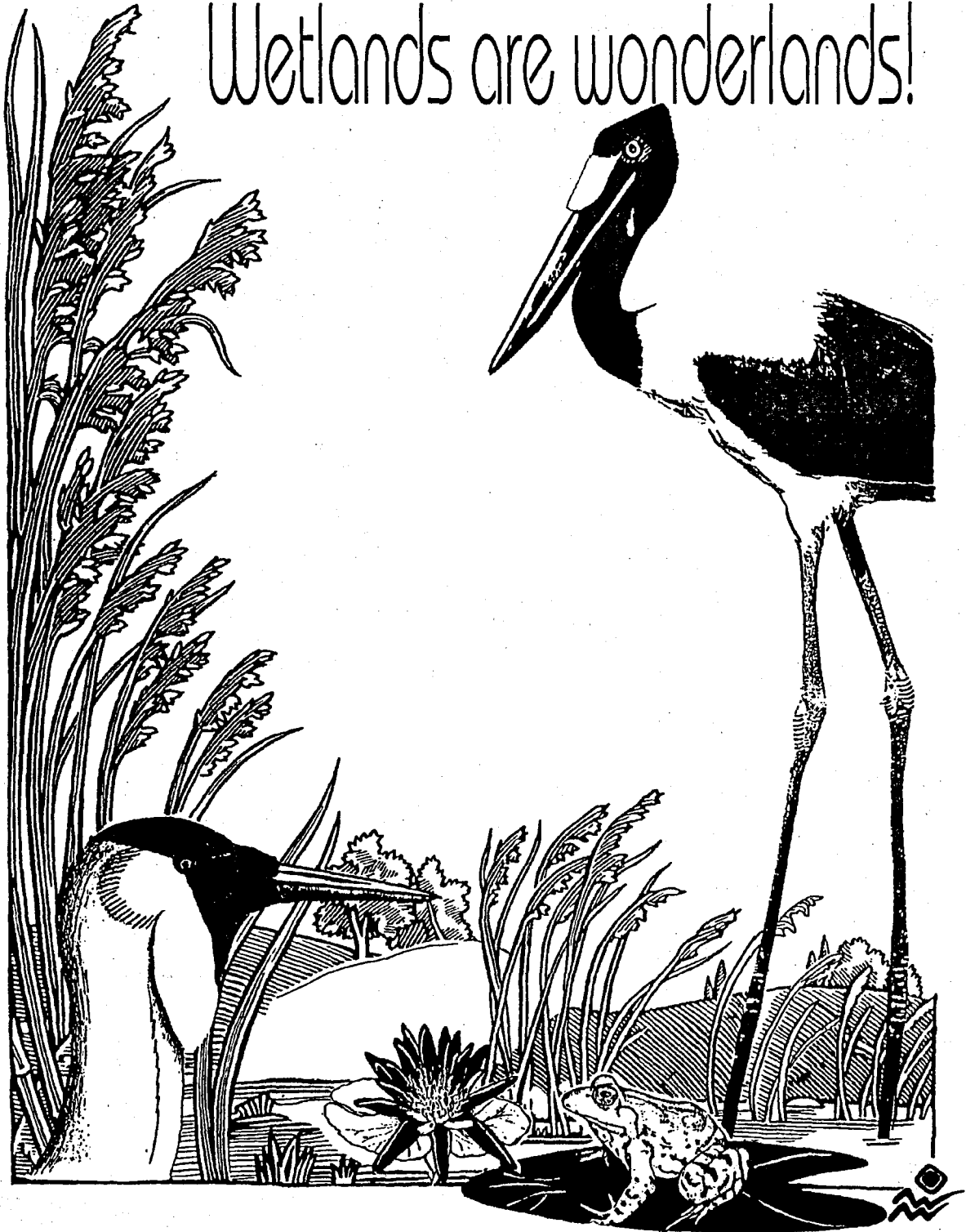
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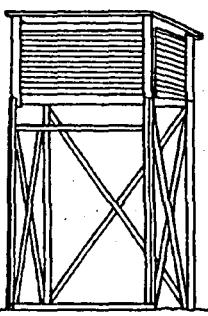
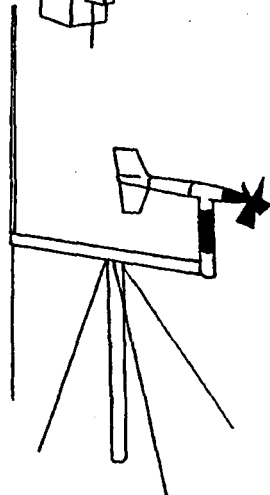
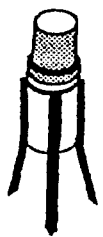
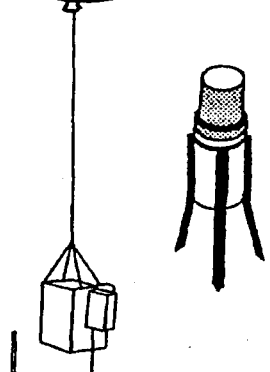


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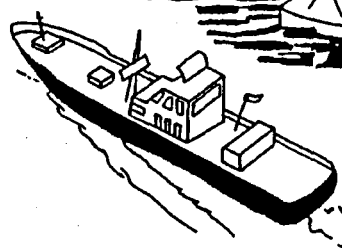
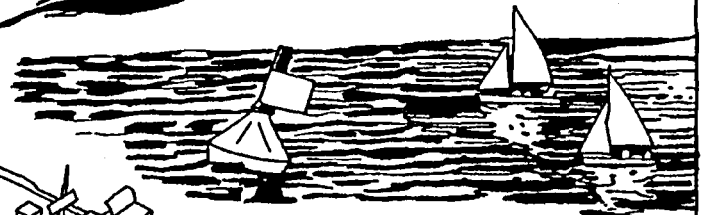
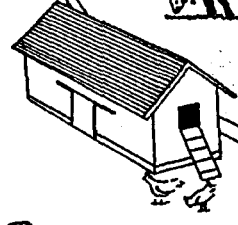
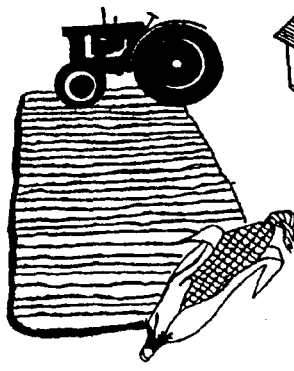
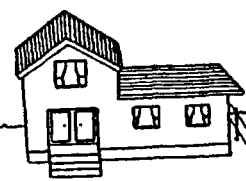
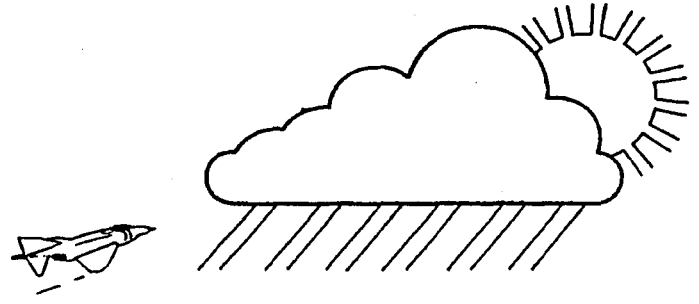


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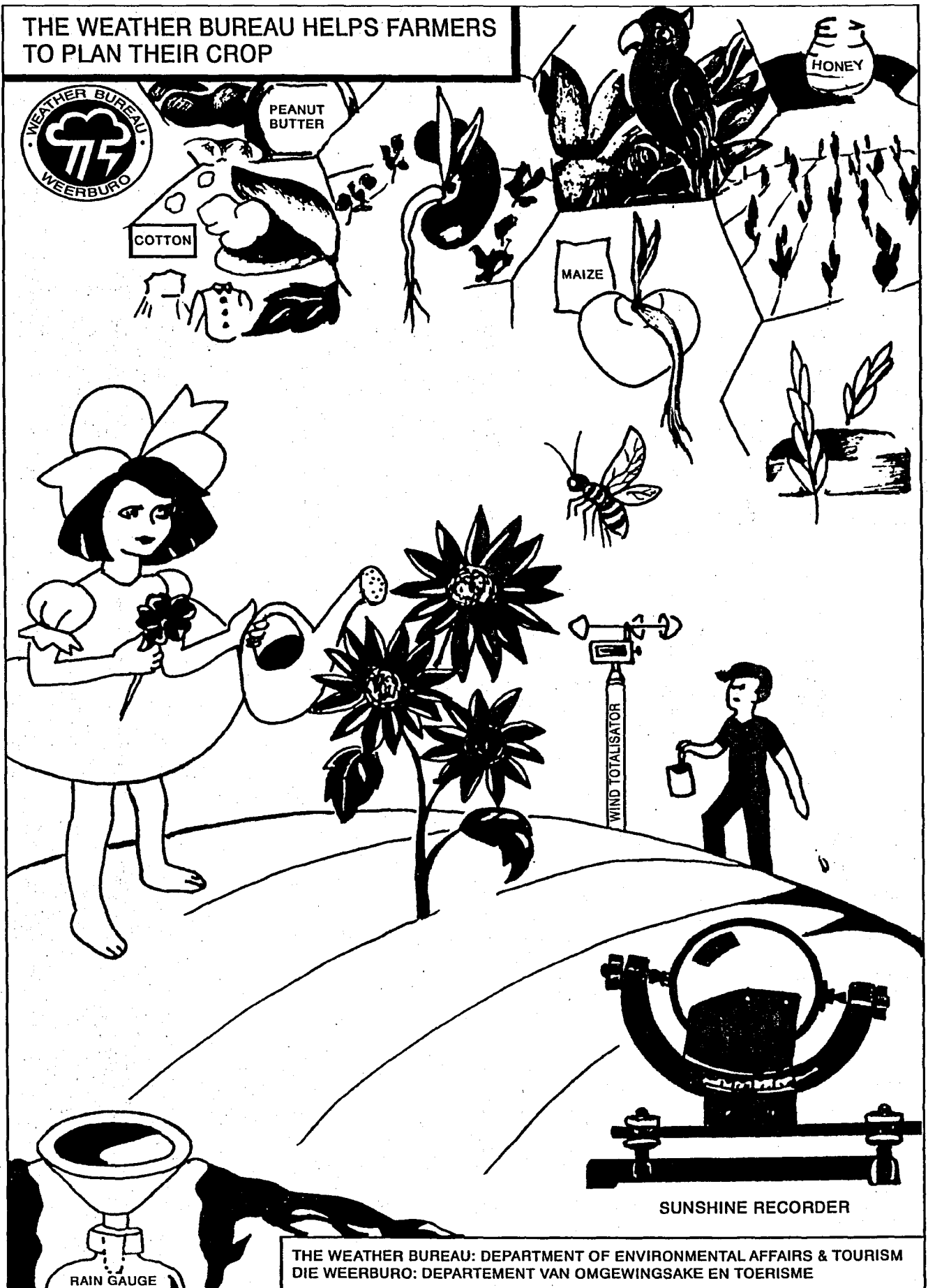
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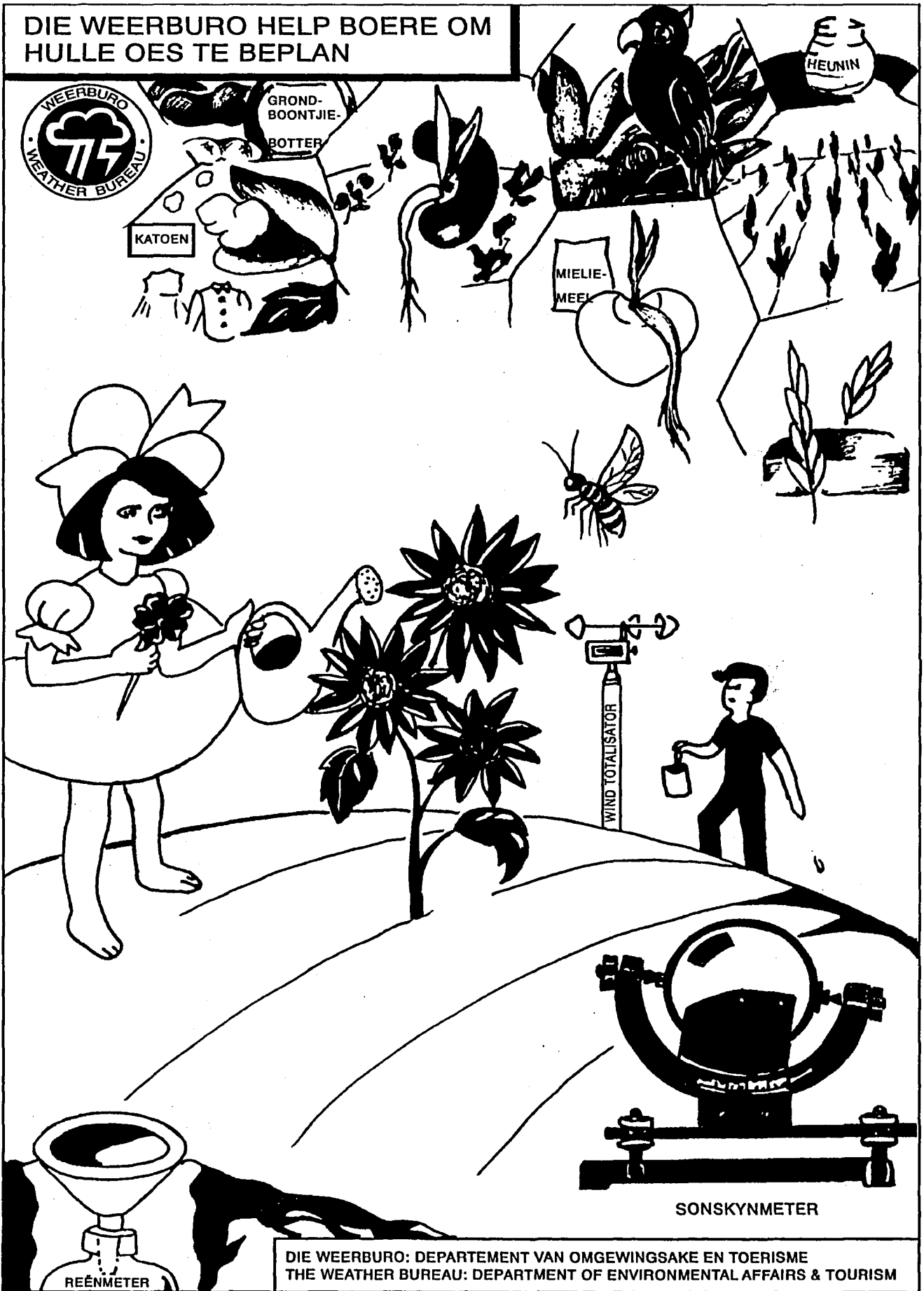


THE WEATHER BUREAU HELPS FARMERS TO PLAN THEIR CROP



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